GOV DOC
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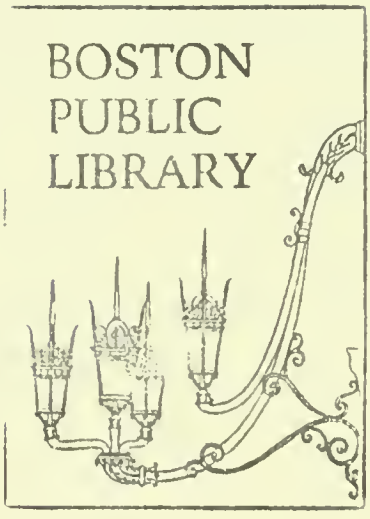
452


BOSTON
PUBLIC
LIBRARY

CHARLESTOWN NAVY YARD
BUILDING 79

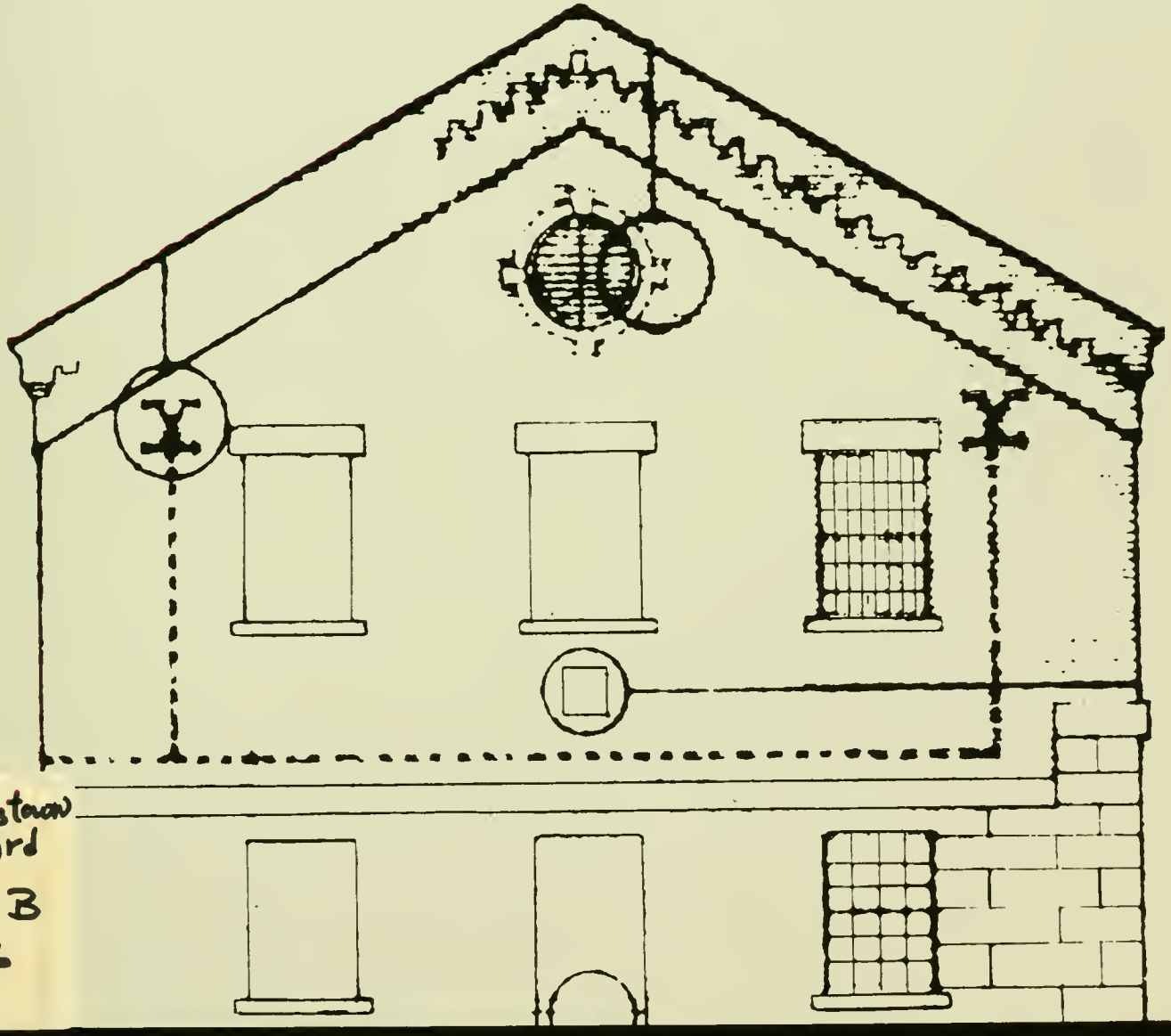
GOVDOC
BRA
452

REDEVELOPMENT PROPOSAL
BY
BOSTON HARBOR INVESTMENT GROUP INC

SUBMITTED TO
BOSTON REDEVELOPMENT AUTHORITY

MAY 86

Property of
BOSTON REDEVELOPMENT AUTHORITY
Library



Charlestown
N-yard
747B
1986

Property Of
BOSTON REDEVELOPMENT AUTHORITY

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VII. DESIGN CONCEPT

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BOSTON REDEVELOPMENT AUTHORITY
Library

I. LETTER OF INTRODUCTION

Property of
BOSTON REDEVELOPMENT AUTHORITY
Library

Boston Harbor Investment Group, Inc.
160 Neponset Avenue
Dorchester, Massachusetts 02122

Telephone (617) 288-3396

Donald J. Wynne, President
Alfred A. Minahan, Vice President - Treasurer

Property Of
BOSTON REDEVELOPMENT AUTHORITY
Library

May 23, 1986

Stephen F. Coyle, Director
Boston Redevelopment Authority
Boston City Hall,Room 903
One City Hall Square
Boston, MA 02201

Dear Mr. Coyle:

Thank you for the opportunity to submit this proposal concerning Building #79 formerly the Galvanizing Building in the Charlestown Navy Yard. Building #79 will be redeveloped for residential condominium use.

The development team consists of professionals who possess a wide variety of expertise, resources and experience necessary to conduct a successful rehabilitation project.

Boston Harbor Investment Group, Inc. has assembled the following professionals for this proposed redevelopment:

Architect
CSS Architects, Paul Connelly, Partner-in-Charge, will provide overall architectural services. CSS is a firm with substantial historic rehabilitation experience. CSS will engage the services of Aberjona Engineering, Inc. to provide engineering services for the project.

Contractor
R.W. Granger & Sons, Inc. is the general contractor for this proposal. Granger Construction has done extensive historic rehabilitation work in and around the Boston area.

Financing
Mutual Bank is providing financing for this project.

Legal
Heavey, Houlihan and Wynne, P.C. will provide legal services for the development team. In addition to a general practice the firm engages in an extensive real estate practice.

These develolpment team members represent varied and successful experience within the scope and challenge of the Building #79 renovation. Additional information on their qualifications is herein contained.

We look forward to discussing this redevelopment project with you at your convenience.

Sincerely,

DONALD J. WYNNE
President

ALFRED A. MINAHAN
Vice-Presient/Treasurer

Property of
BOSTON REDEVELOPMENT AUTHORITY
Library

II. PROPOSAL DESCRIPTION FOR BUILDING #79

Boston Harbor Investment Group, Inc.
160 Neponset Avenue
Dorchester, Massachusetts 02122

Telephone (617) 288-3396

Donald J. Wynne, President
Alfred A. Minahan, Vice President - Treasurer

May 23, 1986

Stephen F. Coyle, Director
Boston Redevelopment Authority
Boston City Hall, Room 930
One City Hall Square
Boston, MA 02201

Dear Mr. Coyle:

The redevelopment of Building #79 adjacent to Gate 5 is critical to the successful establishment of this area as a primary point of access to the Charlestown Navy Yard. The Boston Harbor Investment Group, Inc. intends to develop Building #79 into fifteen (15) units of residential condominiums.

Working with CSS Architects, a firm with extensive experience in condominium design, we intend to redevelop the first floor of Building #79 into six (6) apartment style units of approximately 900 square feet each and the second floor into nine (9) townhouse units of approximately 1100 square feet each. The second floor units are designed to create a dramatic living space by the creation of a loft area above the second floor coupled with architecturally approved skylights set into the roof of the building.

In redeveloping the property we are ever mindful of the buildings' prominence to the entrance of the Navy Yard at Gate 5. Originally, Building #79 was designed and built with a pedestrian walkway through the north end of the ground floor which allowed access from the Navy Yard to Chelsea Street.

As an improvement to the Building #79 site we propose to enhance this public access way leading into the commercial, retail and residential areas of the Navy Yard by supplying architecturally approved safety lighting in the public walkway.

In addition to improving the Gate 5 pedestrian access way, the Boston Harbor Investment Group, Inc. is committed to working with those developers designated for Buildings #60, 62, and 96 to design and create landscape improvements surrounding Building #79's common and public ways.

In order to successfully market Building #79 as residential condominiums we will work with the Boston Redevelopment Authority to earmark necessary on-street resident parking spaces on 5th Avenue which is within easy walking distance of Building #79.

The City of Boston will receive property taxes at the full value rate from these properties. The Boston Redevelopment Authority's Lease Terms will be satisfied with regard to base and percentage rents as well as assessments for security and maintenance. Attached development pro formas provide more detailed financial information.

The Boston Harbor Investment Group, Inc. intends to complete this project in a timely manner, making every effort to finish work in a nine month construction timetable. City of Boston residents will benefit from approximately forty-five new construction jobs during the renovation period.

We are also looking forward to meeting with both the Boston Redevelopment Authority and the Charlestown Planning Advisory Committee to best determine any offsite improvements to the Charlestown community.

The Boston Harbor Investment Group, Inc. looks forward to the opportunity to present our proposal to you and work diligently toward the successful development of the Gate 5 area of the Charlestown Navy Yard.

Sincerely,

Donald J. Wynne

DONALD J.WYNNE
President

Alfred A. Minahan

ALFRED A. MINAHAN
Vice-President/Treasurer

III. DEVELOPMENT TEAM RESUMES

DONALD J. WYNNE

160 Neponsett Avenue
Dorchester, MA 02125
(617) 288-3396

EMPLOYMENT:

1986-Present

Boston Harbor Investment Group. Inc.
160 Neponsett Avenue, Dorchester, MA 02125
(617) 288-3396
President; Real Estate Development.

1984-Present

Law Offices of Heavey, Houlihan & Wynne, P.C.
229 Harvard Street, Brookline, MA 02146
(617) 277-3477
Civil and Criminal litigation; Real Estate, Enviromental and Immigration Law.

1980-1984

Commonwealth of Massachusetts
Office of the District Attorney for the Northern District (Middlesex County)
As Assistant District Attorney engaged in the trial of felonies and misdemeanors in district and superior court. Undertook presentations before the Grand Jury both in its investigations and charging capacity. Argued appellate issues before the Massachusetts Appeals Court and Supreme Judicial Court. Coordinated local and state police investigations in the areas of armed robbery, sexual crimes, stolen property rings, auto theft operations, narcotic conspiracies, and burglary. Co-counsel in the Elizabeth Hutchinson murder trial.

June 1979-September 1979

United States Department of Justice
Boston, Massachusetts
As Law Clerk in the Civil Division researched, and wrote motions briefs, and memoranda of law concerning government contract and tort liability.

Senator Edward M. Kennedy 1975-1977
United States Senator, Washington, D.C.
As Staff Aide focused on immigration law and procedure. Performed extensive research regarding the substance and practical application of the Immigration and Naturalization Act as well as the infrastructure of the Immigration and Naturalization Service. Coordinated Senate hearings concerning refugee crisis situations. Supervised constituent services concerning the Department of State and Immigration and Naturalization Services.

EDUCATION:

Suffolk University Law School — Boston, MA
J.D., June 1980
Honors and Activities: Member International Moot Court Team. 1977-1978 Best Oral Advocate. McLaughlin Invitaional Oral Advocacy Competition. Thomas Clark Moot Court Competition. Phi Delta Phi Honors Fraternity.
Senior Staff-Advocate Law Journal.

Boston College — Chestnut Hill, MA
B.A., June 1972
Cum Laude Graduate
Major: English Literature
Minor: Sociology

PROFESSIONAL MEMBERSHIPS:

Supreme Judicial Court of Massachusetts; Federal District Court, Boston, MA; Massachusetts Bar Association; Licensed Massachusetts Real Estate Broker; Federal First Circuit Court of Appeals; Notary Public.

REFERENCES:

References Available Upon Request.

ALFRED A. MINAHAN

9 Western Avenue
Wakefield, Massachusetts 01880
(617) 245-2517

EXPERIENCE

REAL ESTATE DEVELOPMENT 1985 to present
Partner, Edward Callan Interests
Project Coordinator, Edgewater Office Park

- Coordinated all phases of development of 132 acre master planned one million square foot Edgewater Office Park. Phase I consisting of two buildings totaling 178,000 square feet is completed.
- Involved with financing for the land acquisition and construction costs of this Office Park.
- Coordinated the construction process of Phase I at Edgewater Office Park through the general contractor, subcontractors, architects and engineers.
- Responsible for all aspects of leasing including sales calls, writing lease proposals and making sales presentations.

STATE REPRESENTATIVE, 22nd Middlesex District 1977 to 1985
Massachusetts House of Representatives
Represented Wakefield and Lynnfield

- Clerk of Joint Committee on Health Care
- Member, Post Audit and Oversight, Rules and Energy Committees

MAJOR ACCOMPLISHMENTS

- Elected four times to Massachusetts House of Representatives
- Named 1983 Legislator of the Year by Massachusetts Municipal Association
- Named 1980 Rotary International Fellow; member of six person team sent to New Zealand on cultural, economic and political exchange

AFFILIATIONS

Corporator, Wakefield Savings Bank

Board of Directors, Wakefield Citizens' Scholarship Foundation

Board of Directors, American Red Cross, North Shore Chapter

EDUCATION

College of the Holy Cross, BA, History, 1975

United States Department of Agriculture
Course work in Journalism, 1975 to 1976

REFERENCES

Available upon request.

CSS

21 May 1986

Mr. Alfred Minihane
Boston Harbor Investment Group, Inc.
229 Harvard Street
Brookline, MA 02146

RE: BUILDING 79
Boston Navy Yard
Charlestown, MA

Dear Al:

We are pleased you have invited our firm to associate with Boston Harbor Investment Group on the development of Building 79, at the Boston Navy Yard.

CSS Architects is experienced in the design of residential developments; both new and adaptive reuse of existing structures. Our recent projects include Mercantile Place in Newburyport, a mixed use development of residential, commercial and retail; Townhouse Square in Salem, the renovation of existing buildings into commercial and residential use, and Fort Point Place in South Boston, the conversion of four industrial buildings into professional office space.

We look forward to working with you on the design of this exciting project.

Sincerely,

CSS ARCHITECTS INCORPORATED

Paul T. Connelly, AIA
Principal

Enclosure

CSS ARCHITECTS INCORPORATED Corporate Place 128 Audubon Road Building Two P.O. Box 1460 Wakefield MA 01880 Telephone

INTRODUCTION

CSS Architects Incorporated offers personalized professional services to large corporations as well as to the individual, from multi-million dollar mixed-use buildings to private residences. CSS Architects was founded in 1979 by the three principals, Paul Connelly, John Savasta, and Alfred Spagnolo, who have jointly participated in a variety of projects totalling over 100 million dollars. As a result of their combined talent and individual areas of expertise, the firm has experienced consistent growth in size since its inception with much of the increase due to a growing number of repeat clients.

The firm offers a variety of professional design, technical, and consulting services. The staff is composed of registered architects, interior designers, graphic illustrators, and space planners specializing in the following areas:

Architecture	Construction Documents
Planning	Architectural Models
Programming	Specifications
Interior Design	Construction Administration
Restoration	Feasibility Studies
Renderings	Conveyance Drawings
Consultation	Design-Build

The firm's objective is to offer clients a personalized system of project administration. Each project is directly supervised by one of the principals who deals with the client through the life of the project. CSS takes great pride in the professional manner in which projects are completed. Enclosed is a sampling of commissions which illustrates the quality and creativity of CSS Architects.

CSS ARCHITECTS INCORPORATED Reid's Corner 343 Salem Street P.O. Box 1460 Wakefield, MA 01880 Telephone (617) 246-[illegible]

PAUL T. CONNELLY	Principal, CSS Architects Incorporated
EDUCATION	Boston Architectural Center, School of Architecture, Bachelor of Architecture.
REGISTRATIONS	National Council of Architectural Registration Boards Registered Architect: Commonwealth of Massachusetts State of Rhode Island State of Connecticut State of Vermont
PROFESSINAL SOCIETIES	American Arbitration Association American Institute of Architects Boston Architectural Center Corp. Boston Society of Architects Construction Specifications Institute Massachusetts State Association of Architects.

PROFESSIONAL EXPERIENCE

Prior to co-founding CSS Architects Incorporated, Mr. Connelly designed the waterfront development project, Boothbay Condominiums in Boothbay Harbor, Maine which received the 1972 AWARD OF MERIT from the American Institute of Architects, House & Home and American Home Journals.

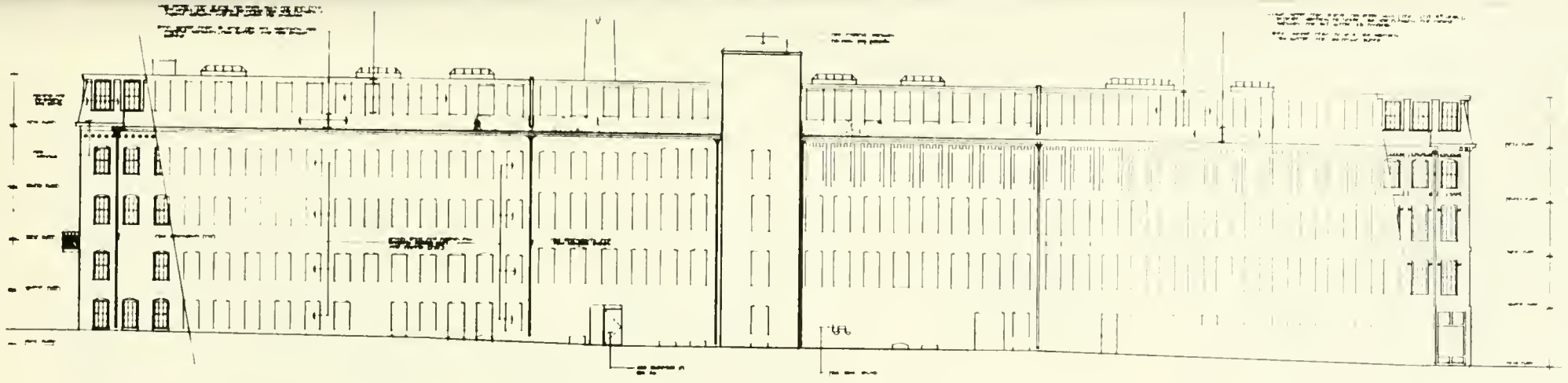
Mr. Connelly served as Principal in charge of Beacon Park Condominiums in Webster, MA, a 90 unit waterfront development; Harvard Terrace, Wakefield, MA, a 40 unit multi-family complex currently in the design phase and more than 200 units in Plymouth, MA.

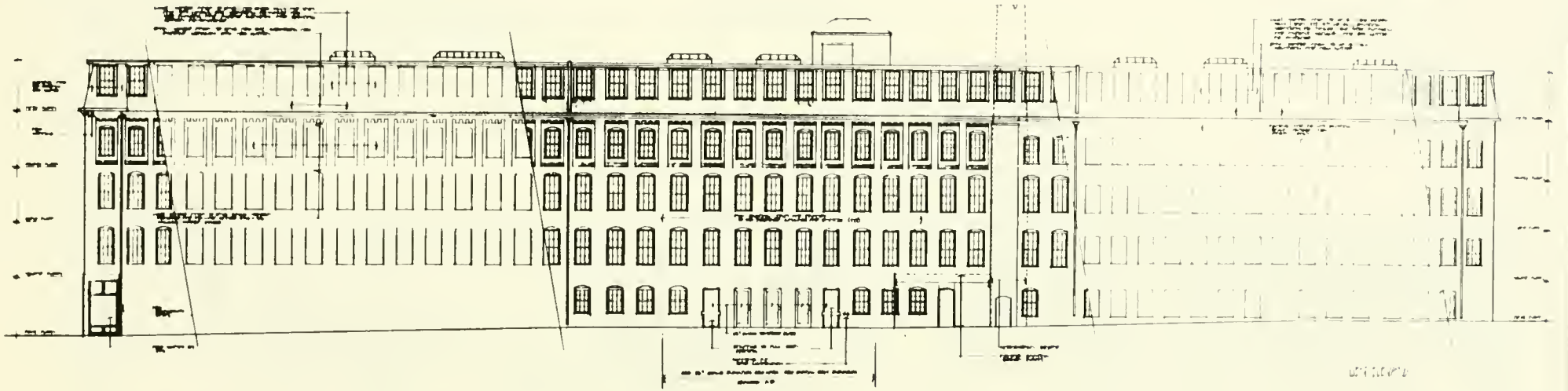
Mr. Connelly's renovation experience includes the conversion of the Lowell Police Station in Lowell's Urban National Park, into the corporate headquarters for Colonial Gas Company and the conversion of a school in Lawrence into professional offices.

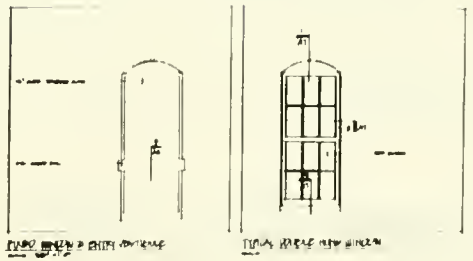
Mr. Connelly has over 18 years of professional experience in architectural design and management of residential, commercial, industrial and institutional projects.

DODGE BUILDING MERCANTILE PLACE

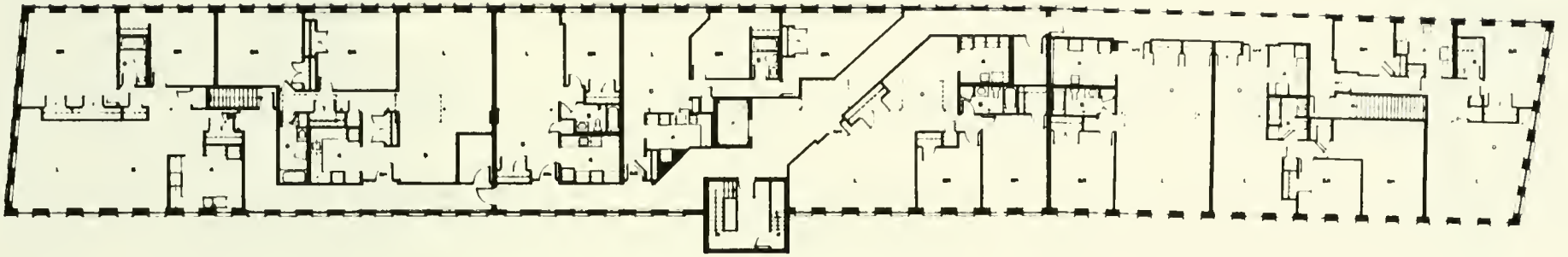
CSS



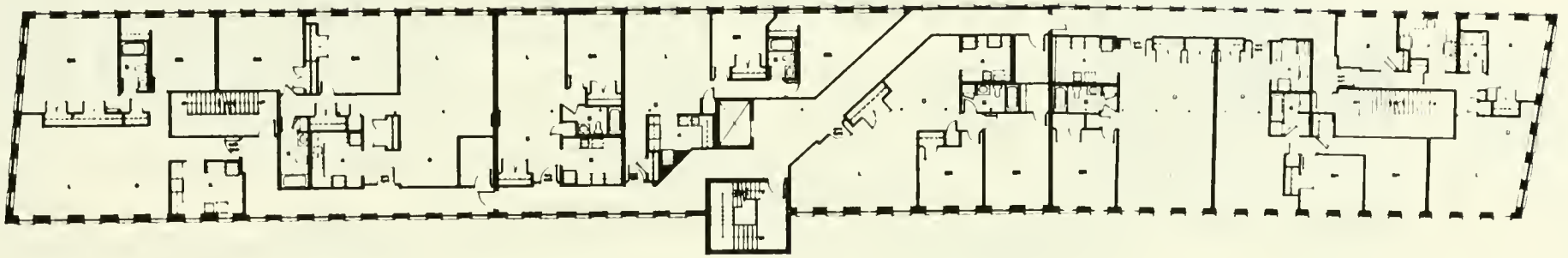




DODGE BUILDING
MERCANTILE PLACE

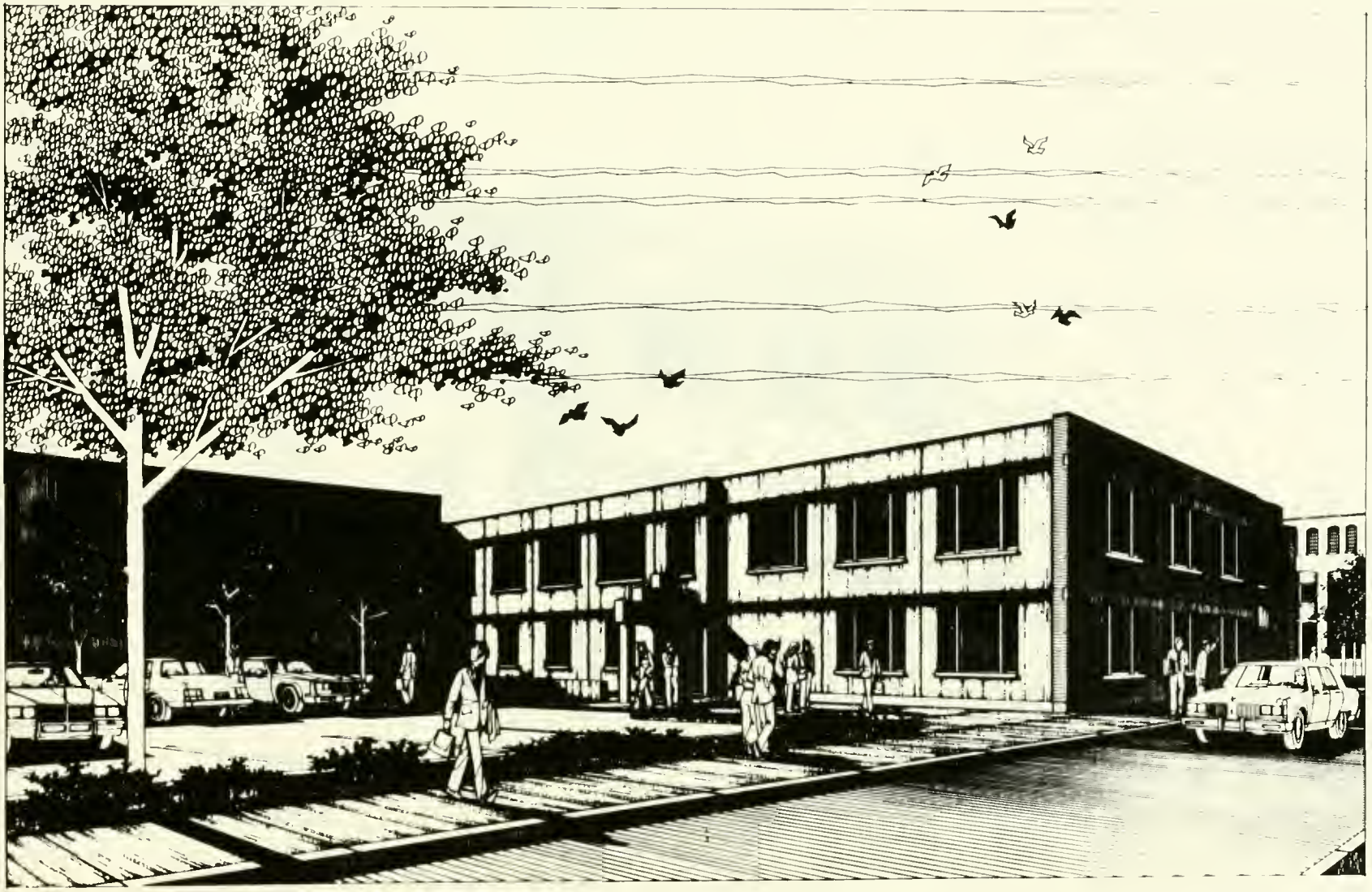


Fifth Floor Plan



Third and Fourth Floor Plan

Mercantile Place



CSS

CSS ARCHITECTS INCORPORATED
343 Salem Street
P.O. Box 1460
Wakefield MA 01880
Telephone (617) 246-3330

77 RUMFORD AVENUE

WALTHAM MA

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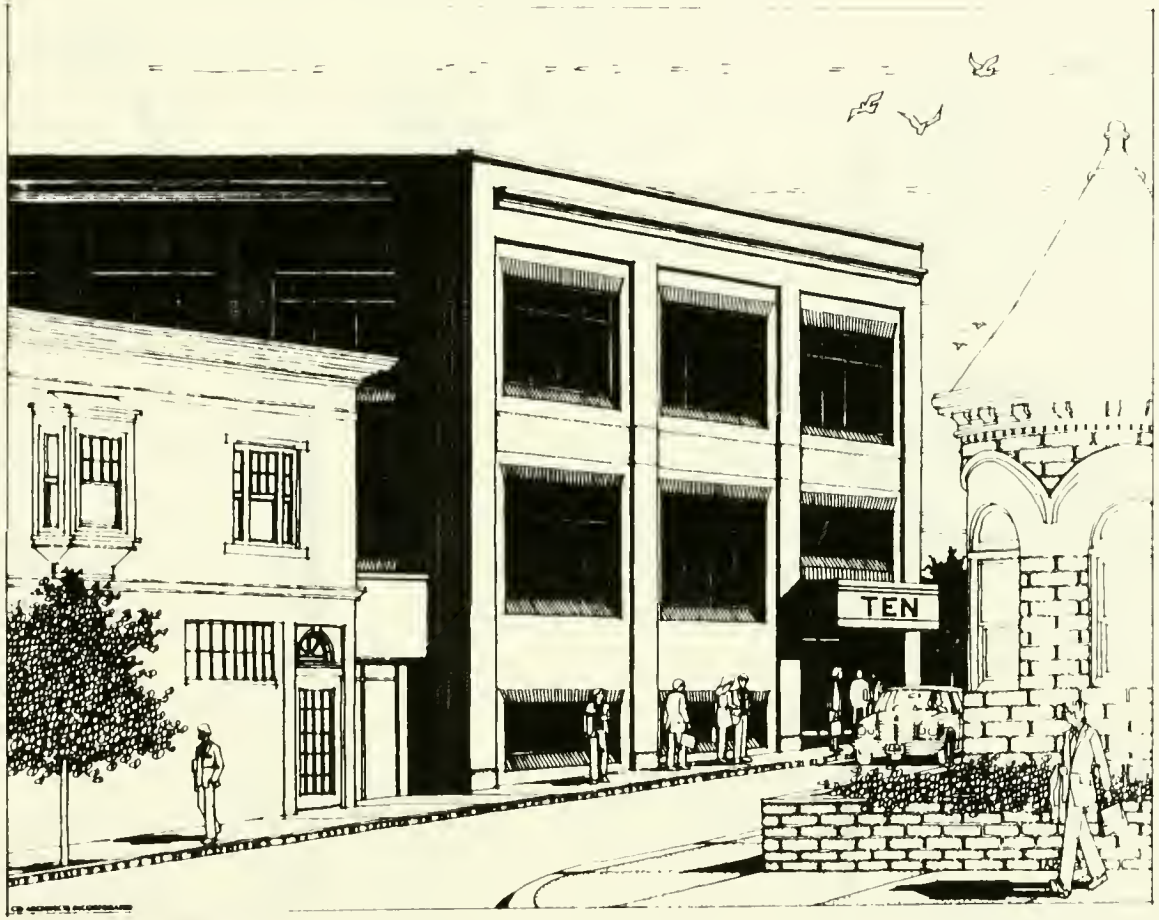
Date 4.11.83
Drawn AJS
Revised



CSS

CSS ARCHITECTS INCORPORATED
348 Salem Street
P.O. Box 1960
Wakefield, MA 01880
Telephone (617) 246-3330

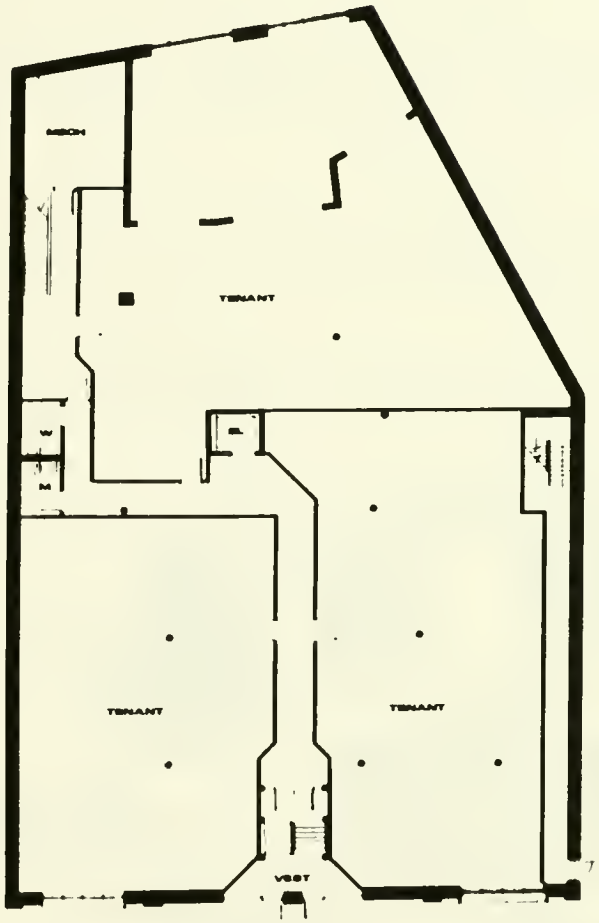
TEN
WINCHESTER
PLACE

NEW
ENGLAND
BUSINESS
PROPERTIES

Scale
Date
Drawn
Revised

10
WINCHESTER PLACE

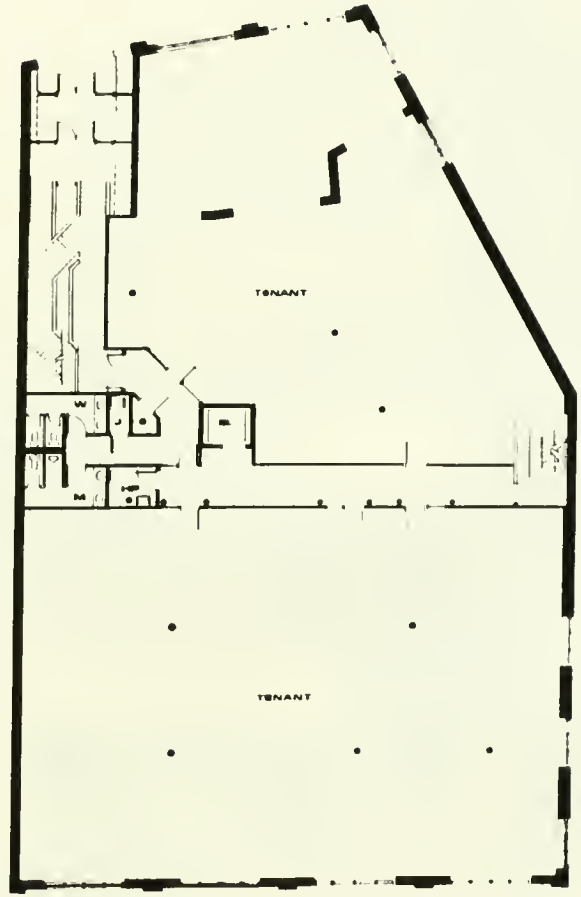
OWNER
NEW ENGLAND BUSINESS PROPERTIES



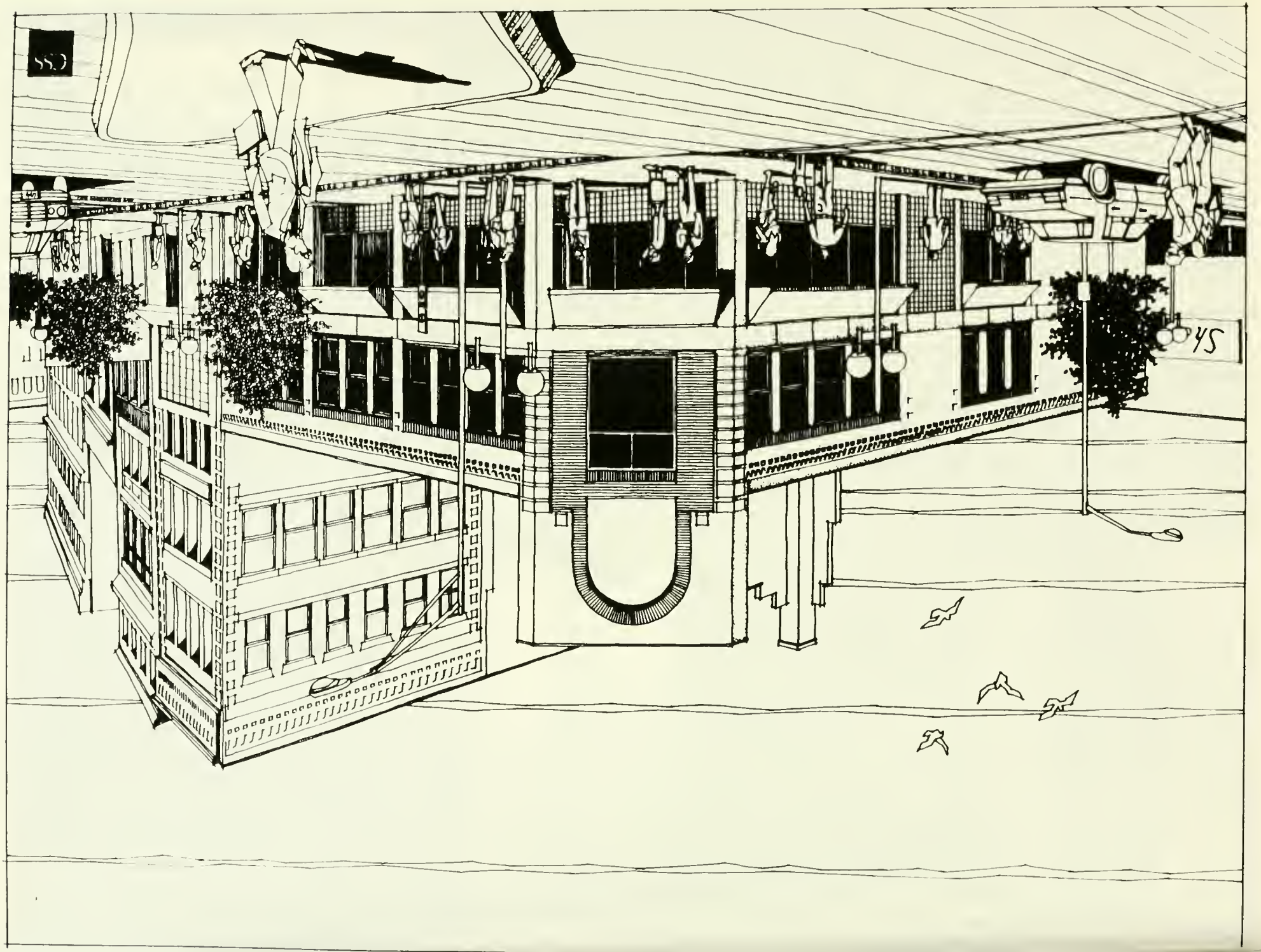
FIRST FLOOR PLAN

10
WINCHESTER PLACE

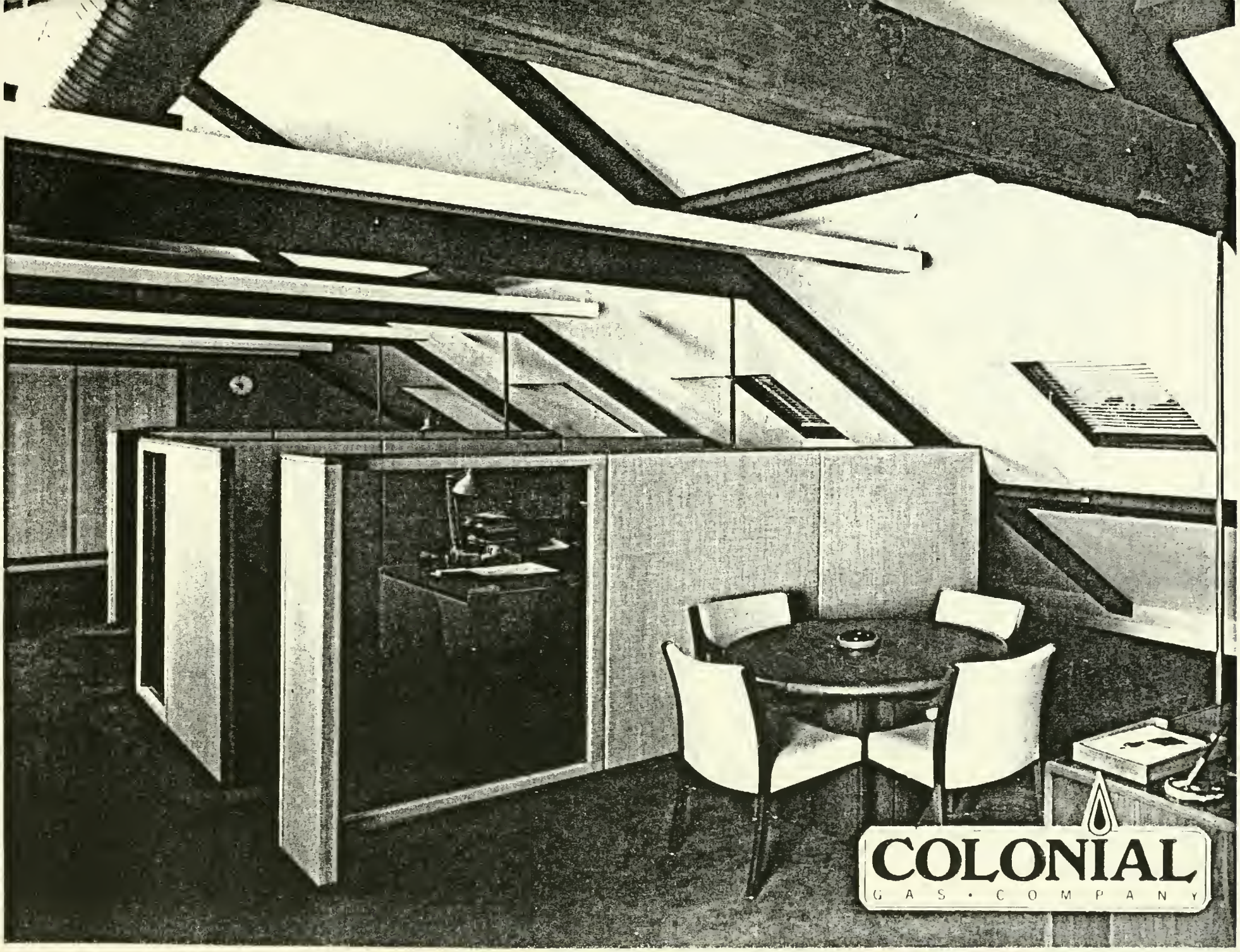
OWNER
NEW ENGLAND BUSINESS PROPERTIES

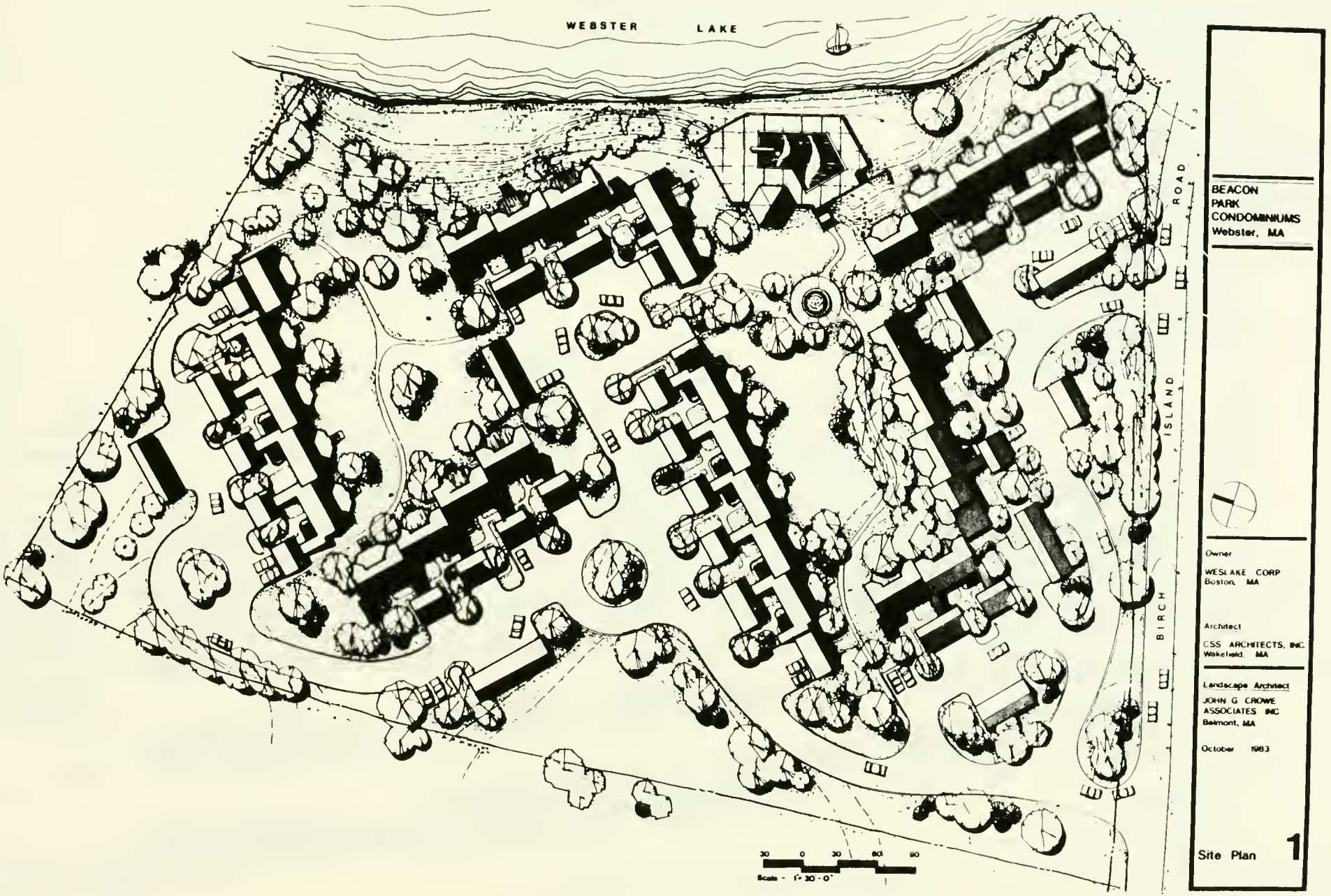


SECOND FLOOR PLAN



COLONIAL
GAS · COMPANY


COLONIAL
GAS • COMPANY



BEACON
PARK
CONDOMINIUMS
Webster, MA

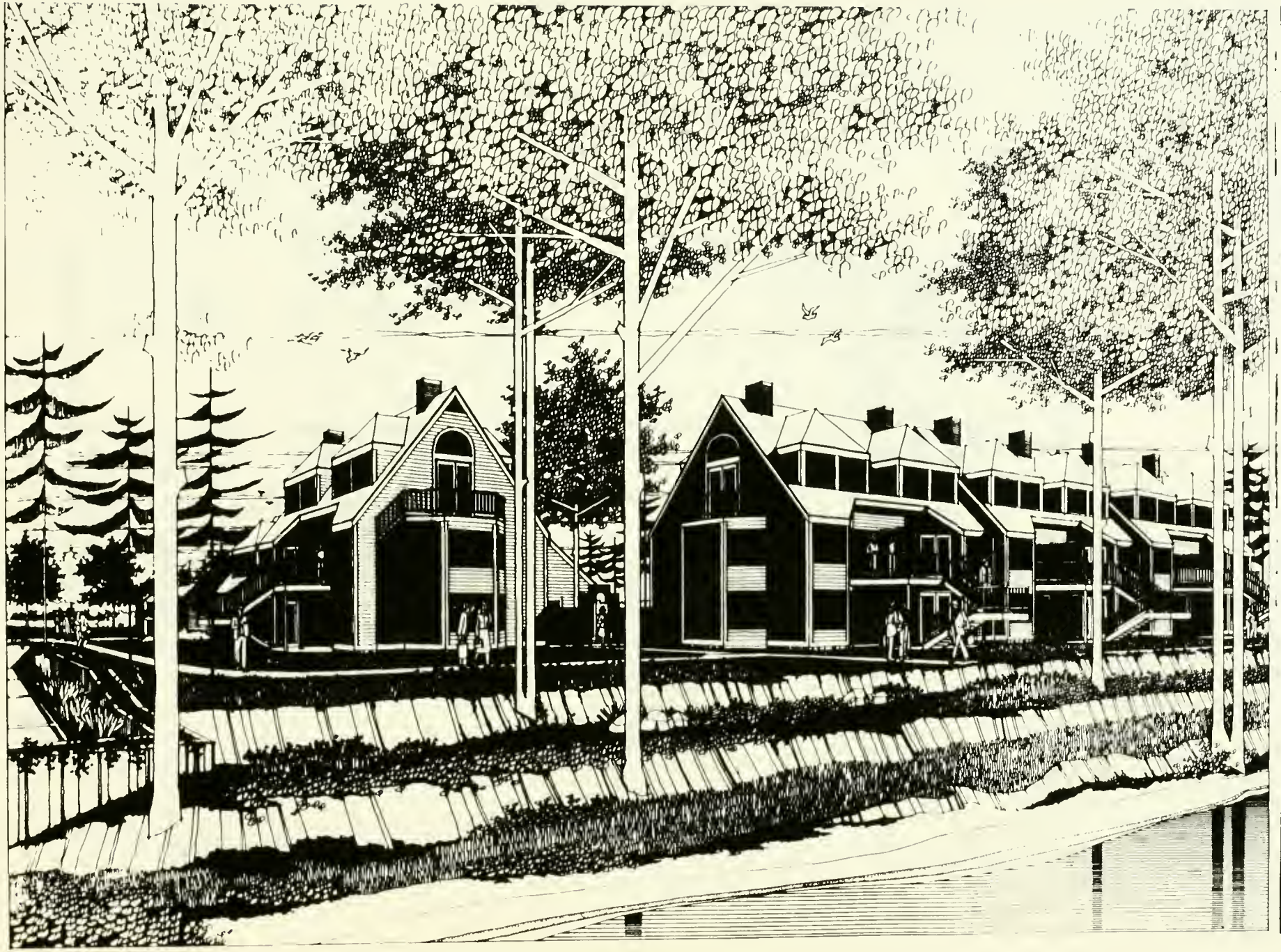
Owner
WESLAKE CORP
Boston, MA

Architect
CSS ARCHITECTS, INC.
Wakefield, MA

Landscape Architect
JOHN G CROWE
ASSOCIATES INC
Belmont, MA

October 1983

Site Plan 1



BEACON
PARK
CONDOMINIUMS
Webster, MA

Owner

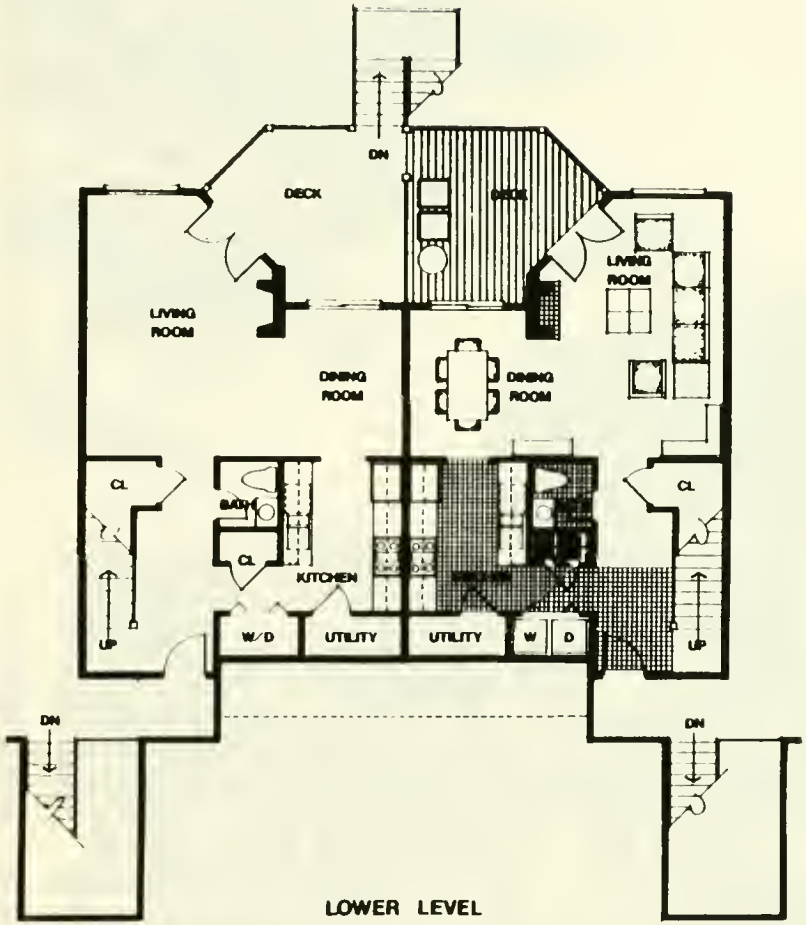
WESLAKE CORP.
Boston, MA

Architect

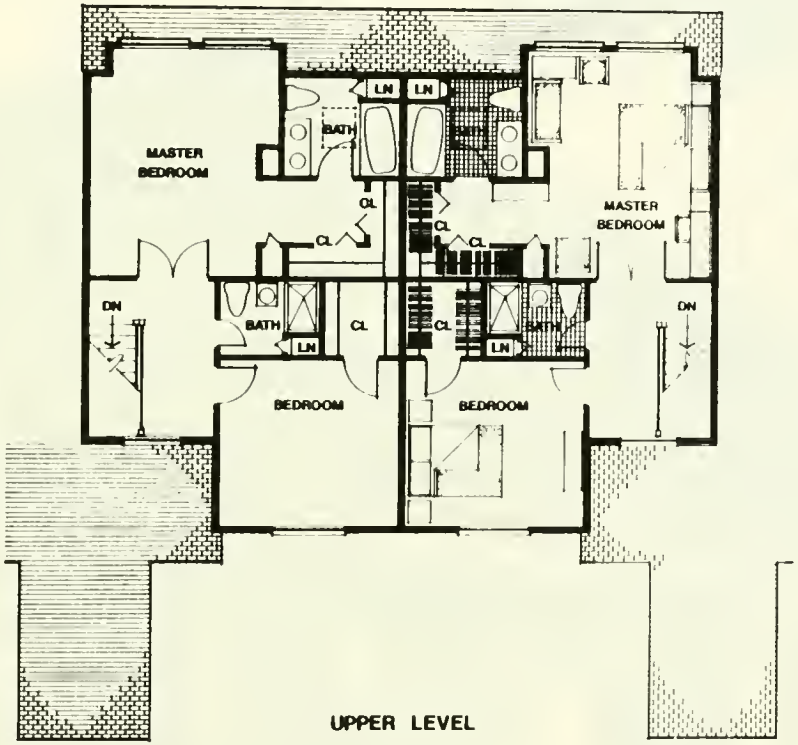
CSS ARCHITECTS, INC.
Wakefield, MA

October 1983

Perspective 4



LOWER LEVEL



UPPER LEVEL

TOWNHOUSE UNIT

0 2 4 8

BEACON
PARK
CONDOMINIUMS
Webster, MA

Owner

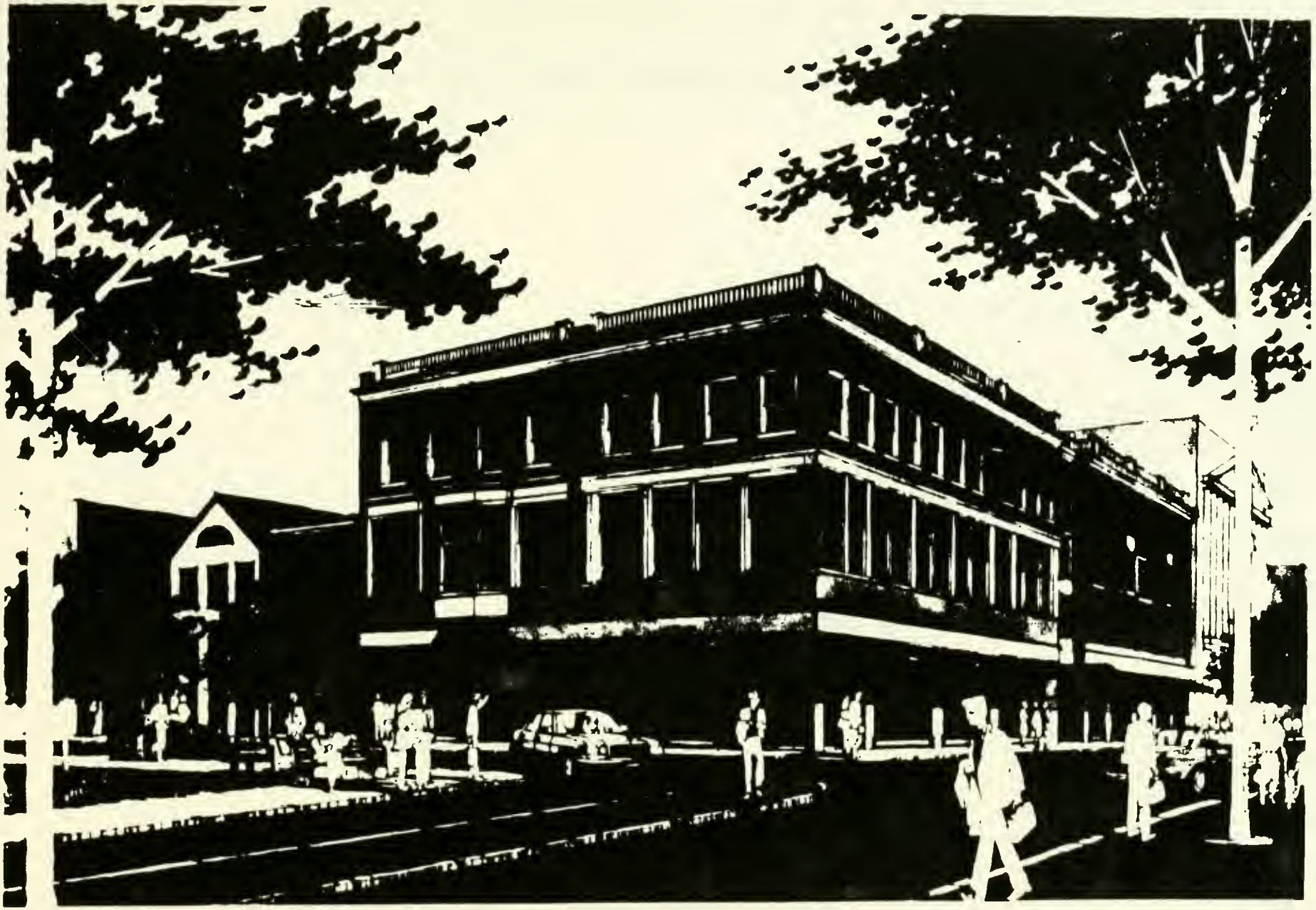
WESLAKE CORP
Boston, MA

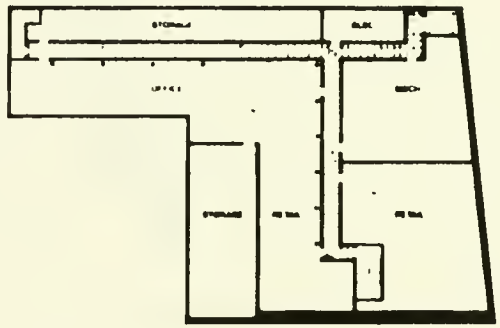
Architect

CSS ARCHITECTS, INC.
Wakefield MA

October 1983

Unit Plan 3





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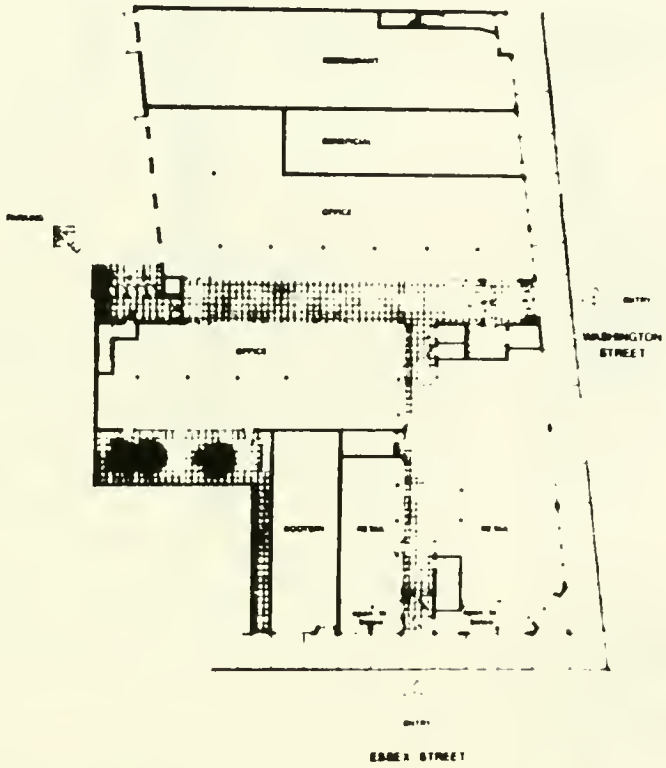


FIRST FLOOR

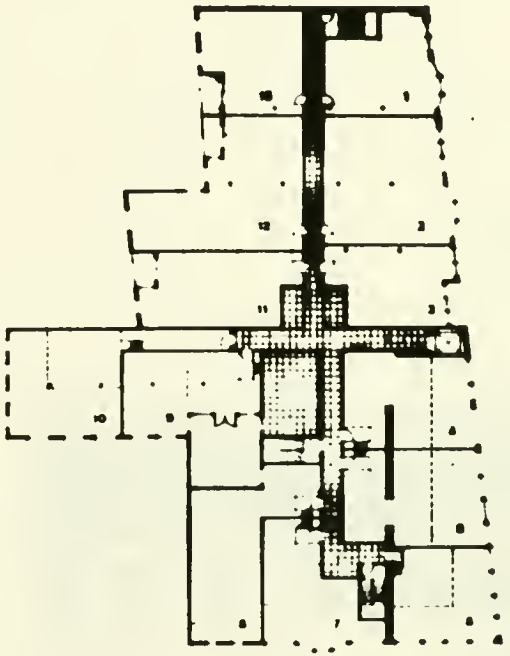
ENDICOTT PLACE

Endicott Realty Trust

Salem MA

Revisions

BASEMENT
FIRST FLOOR



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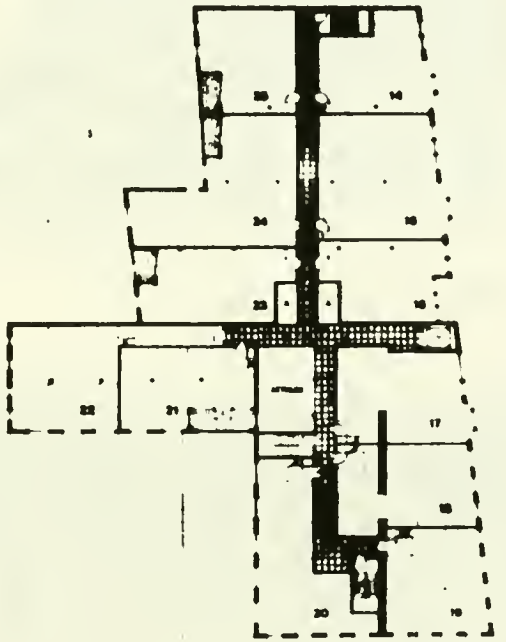


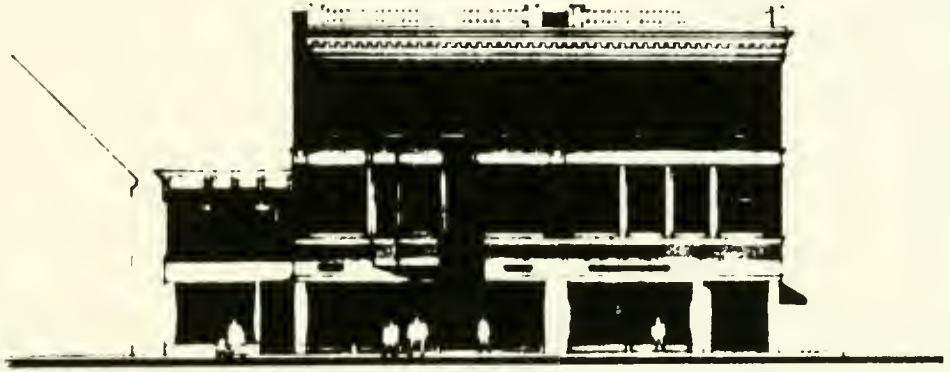
THIRD FLOOR

ENDICOTT PLACE

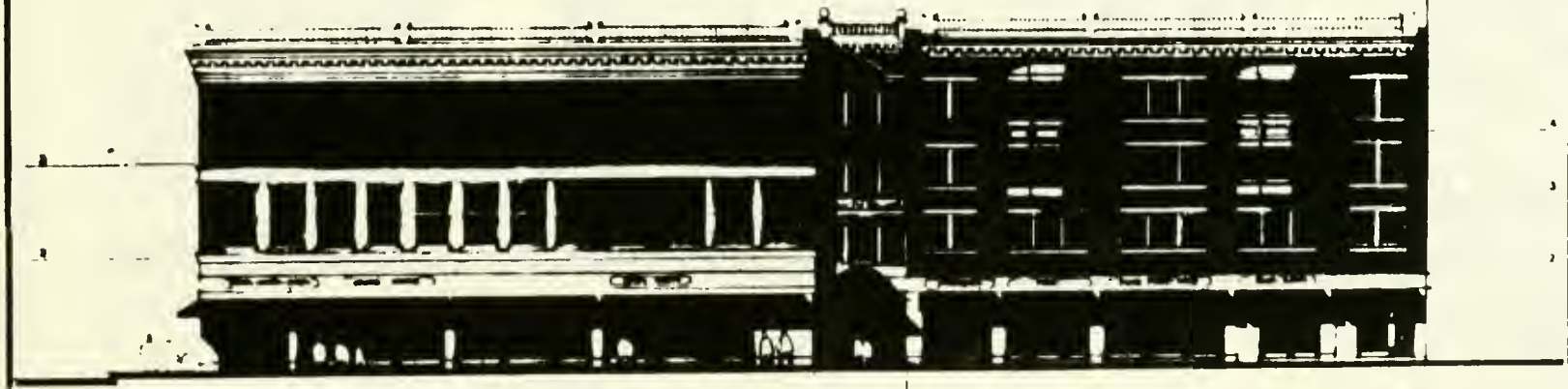
Endicott Realty Trust

Salem, MA

SECOND FLOOR
THIRD FLOOR



ESSEX STREET ELEVATION



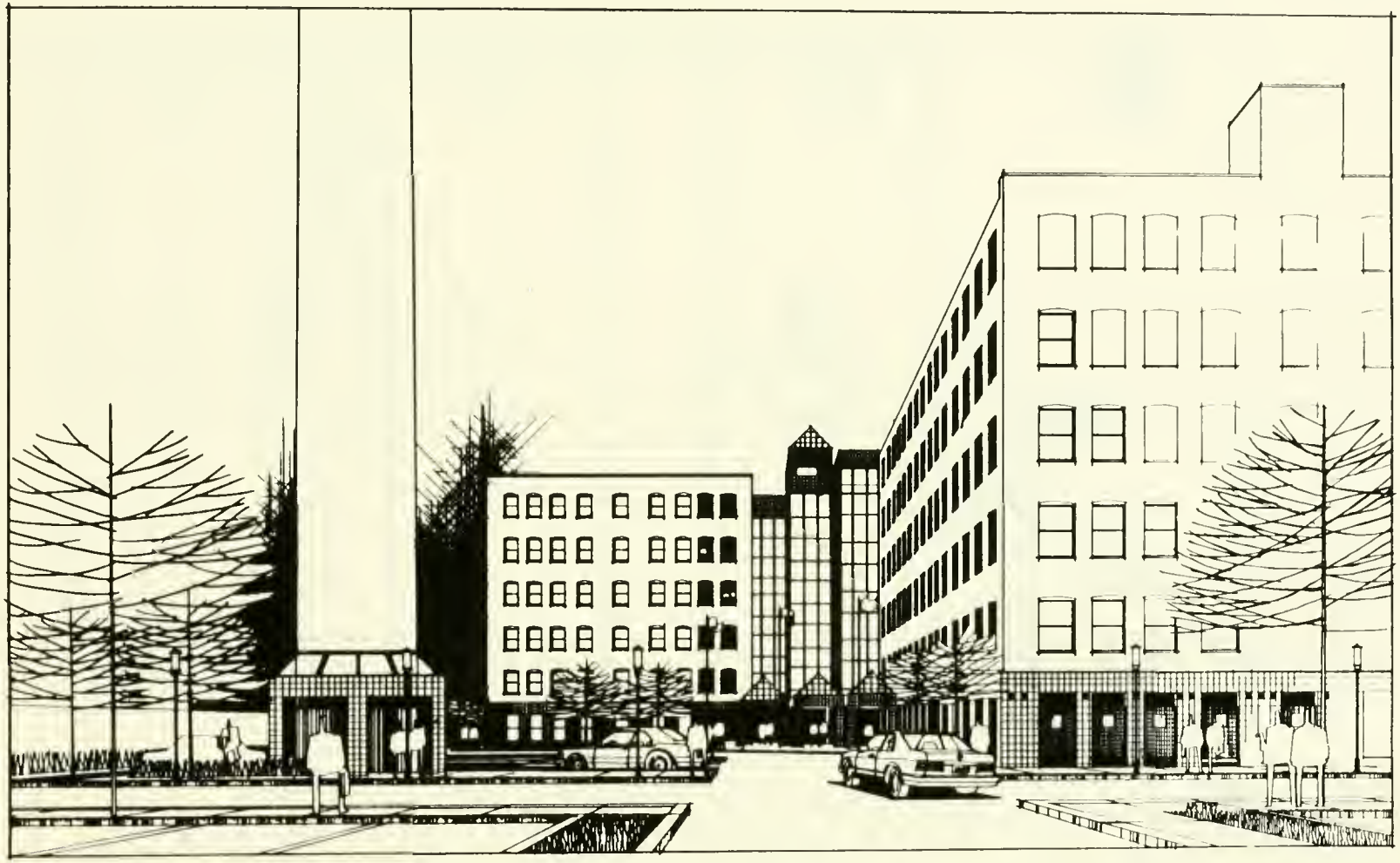
WASHINGTON STREET ELEVATION

ENDICOTT PLACE

Endicott Realty Trust

Salem MA

ELEVATIONS



Perspective View - Wormwood Street

Option 2

FORT POINT PLACE

BOSTON MA

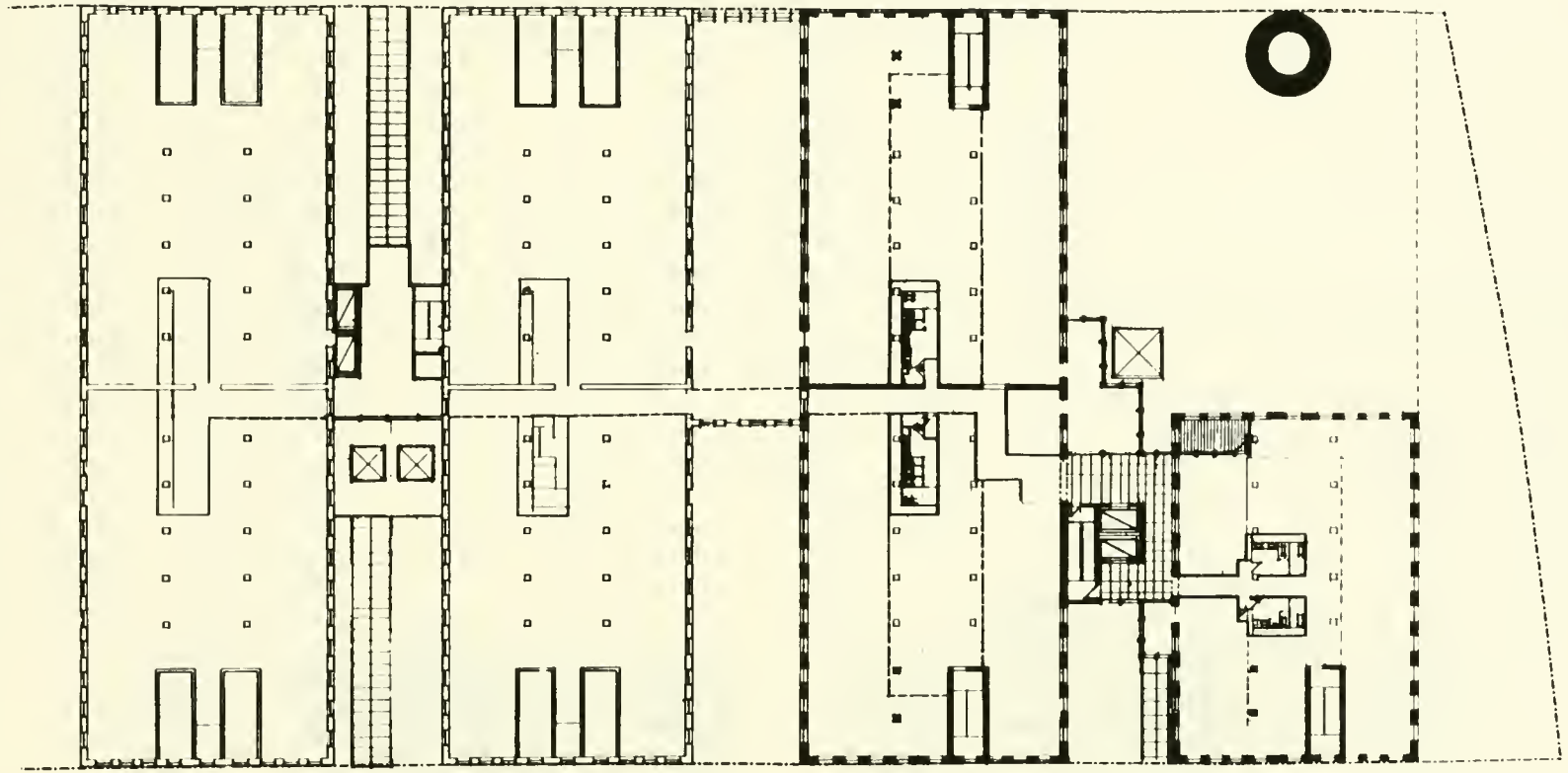
Revisions

No.	Date	Description	By

CSS ARCHITECTS INCORPORATED
343 Salem Street
P.O. Box 1460
Wakefield, MA 01880
Telephone (617) 246-3330

Title
PERSPECTIVE

Scale Half-Size Sheet 8
Date 15 DEC 1989
Drawn
Checked



Second Floor Plan

FORT POINT PLACE

BOSTON MA

Revisions

No.	Date	Description	By

CSS ARCHITECTS INCORPORATED

343 Salem Street
P.O. Box 1488
Wakefield, MA 01880
Telephone (617) 246-1338

Title

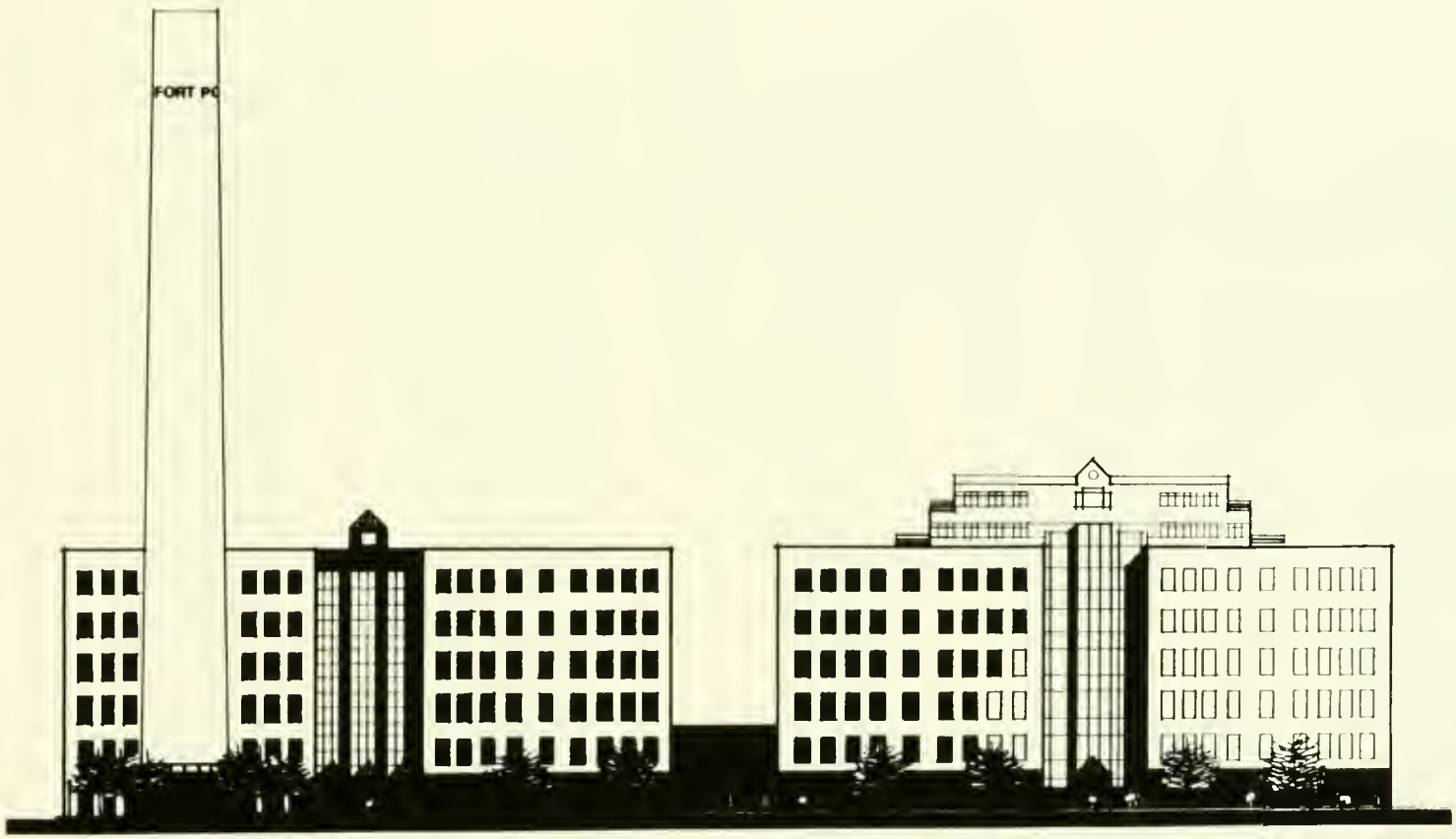
SECOND FLOOR PLAN
THIRD, FOURTH, FIFTH AND SIXTH FLOOR SIMILAR

Scale 1/8"=1'-0" Sheet 4

Date 29 DEC 1984

Drawn

Checked



WORMWOOD STREET ELEVATION

FORT POINT PLACE

BOSTON MA

Revisions

No.	Date	Description	By

CSS ARCHITECTS INCORPORATED
343 Salem Street
P.O. Box 1480
Wakefield MA 01880
Telephone (617) 246-3330

Title
ELEVATION

Scale 1/8"=1'-0" Sheet 5
Date 19 DEC 1985
Drawn
Checked

Colonial Gas Company
Olde Market House
Lowell, MA

Complete architectural, engineering, and interior design services to an 1837 brick structure of 35,000 s.f. to house the corporate headquarters of a major utility company. Services included the establishment of a standards program and the procurement of approximatley $750,000 of furnishings.

Hub Folding Box Company, Inc.
Interstate 95 Industrial Center at 495
Mansfield, MA

The winning design in a competition for a 120,000 s.f. manufacturing facility including 10,000 s.f. of corporate office space.

Dodge Building Realty Trust
Mercantile Place
Newburyport, MA

Complete architectural services to restore and rehabilitate a 19th Century structure into 60,000 s.f. of office, mercantile and residential condominiums.

Weather-Reps/EPL Sales
77 Rumford Avenue
Waltham, MA

Complete architectural and engineering services to convert a 100 year old, 22,000 s.f. machine shop into office space. First phase services included interior design and space planning for professional office.

Chrysler Corporation
Medford, MA

Architectural commission for the renovation of an existing 25,000 s.f. facility into Chrysler's new showroom and service facility.

Curran Realty Trust
508 Washington Street
Norwood, MA

Comprehensive architectural services for a new two story office building and retail space in downtown Norwood.

Wang Laboratories, Inc.
Pierce Facility
Main Street
Tewksbury, MA

Six thousand five hundred s.f. shipping/receiving building addition for Wang Laboratories distribution facility.

Central Ceilings, Inc.
Easton, MA

Complete architectural and interior design services for a new 20,000 s.f. building. Utilizing pre-engineered components, a bold new image created for this interiors contractor.

Lockwood, Dipple, and Green, Inc.
300 Unicorn Park Drive
Woburn, MA

Interior design of the underwriting agents, correspondent at Lloyd's London.

Cullinet Database Systems, Inc.
400 Blue Hill Drive
Westwood, MA

Programming and complete interior design/space planning services of 65,000 s.f. for the corporate headquarters of a rapidly grwoing computer software company.

Unit Record Service Company, Inc.
One Pope Street
Wakefield, MA

Comprehensive architectural and interior design services for a fast grwoing high-tech service organization. The pre-cast concrete structure located on 128 will provide the Owner with 15,000 s.f. of office space.

Power Block
Lynn, MA

Renovation of an existing 5,000 s.f. building into a new retail center in downtown Lynn. Portions of the 19th Century facade are depicted by the use of detailed urban murals.

Fisherman's Crossing
Swampscott, MA

Complete architectural services for the conversion of a 10,000 s.f. warehouse building into a water-front shopping center.

White Hall Limited
Norwood, MA

Thirty thousand s.f. warehouse addition to a regional liquor distribution center.

J.E. Guertin Company, Inc.
Framingham, MA

New 15,000 s.f. office and storage facility for an electrical contractor.

Winthrop Printing Company, Inc.
235 Old Colony Avenue
Boston, MA

Programming, existing facilities evaluation and master plan for reorganization of an 80,000 s.f. printing company.

Bonniecrest II Condominiums
Harrison Avenue
Newport, RI

Fifty six units of luxury condominiums on a ten acre parcel bordering Newport Harbor.

Beacon Park COndominiums
Webster, MA

Two and three story waterfront development for 90 units of condominiums.

Fort Point Place
South Boston, MA

Renovation of 350,000 s.f. of industrial space in four buildings into professional office space.

Crane River Condominiums
Danvers, MA

110 units of residential condominiums situated on the Crane River in Danvers, abutting conservation land.

Beam Building Renovation
Danvers, MA

The conversion of a turn of the century leather tannery beaming structure into 18 townhouse condominium units.

Townhouse Square
Salem, MA

A mixed-use renovation development for professional office and residential space. The project includes major demolition and additions located in the heart of the central business district.

Trombly Housing
North Andover, MA

New luxury townhouse condominium development abbuting conservation land..

339-242 Beacon Street
Boston, MA

Renovation of three adjoining apartment structures into 27 luxury townhouse condominiums, in a historical area of Back Bay.

White Cliffs of Plymouth Ltd.
Plymouth, MA

Over 200 units of condominiums built in 6 phases and a 12,000 s.f. clubhouse with dining and lounge facilities.

Osborne Building
Marblehead, MA

The conversion of a private fraternity hall into a mixed use of retail, office and residential use.

REPRESENTATIVE CLIENT LIST

American Sports Underwriters
Arkwright-Boston Insurance Company
Associated General Contractors of America
BGS Systems, Inc.
A. Bonfatti & Company, Inc.
Boston Stock Exchange
M.W. Carr, Inc.
Cape Cod Gas Company
Central Ceilings, Inc.
Chrysler Realty Corp.
Colonial Gas Company
Commonwealth Trading Company/Hit or Miss
Commonwealth Trading Company/Chadwick's of Boston
Cumberland Coin Corp.
Cullinet (Formerly Cullinane Database Systems, Inc.)
Fujitsu America, Inc.
J.E. Guertin, Inc.
Honeywell
H.P. Hood
Hub Folding Box Co.
Jewel Companies
Johnson Controls, Inc.
Andrew T. Johnson Co., Inc.
Roberta Kenney Advertising
Linkware, Inc. (Formerly Paramin, Inc.)
Lockwood, Dipple, and Green, Inc. (Lloyd's London)
City of Lynn
Massachusetta Laborer's Legal Service Fund
The Mediplex Group
Microfab, Inc.
New England Business Properties, Inc.
The O'Neill Trust
Roger Parker Advertising
Puritan Clothes
Purity Supreme, Inc.
Town of Rockport
Saugus Cooperative Bank
Shaw's Supermarket's, Inc.
Step-Up With Lynn, Inc.
Suffolk University
Unit Record Service Co., Inc.
Visiting Nurses Association-Middlesex East
Greater Lynn Visiting Nurses Association
Wang Laboratories
Weather-Reps/EPL Sales
Weslake Corporation
Whitehall Limited
Winthrop Printing Company, Inc.

Mr. Robert W. Granger, Jr. (617) 842-9350
Granger Building Systems
415 Boston Turnpike
P.O. Box 426
Shrewsbury, MA 01545

Mr. Eugene P. Hart, President (617) 458-3171
Colonial Gas Company
40 Market Street
Lowell, MA 01853

Mr. Douglas Drake (414) 961-7665
Johnson Controls, Inc.
4285 N. Port Washington Road
P.O. Box 591
Milwaukee, WI 53201

Mr. David Mirabassi (617) 542-5606
Mirabassi Associates
P.O. Box 166
Essex Station
Boston, MA 02112

Mr. J. Breckenridge Eagle (617) 863-2000
Vice President
The Health Data Institute, Inc.
20 Maguire Road
Lexington, MA 02173

Mr. Donald Burnham, President (617) 283-4202
Decan Associates, Inc.
5 Pirates Lane
Gloucester, MA 01930

Mr. Harold Schwenk, President (617) 891-0000
BGS Systems, Inc.
One University Office Park
Waltham, MA 02254

Mr. Hugh O'Neill, President (617) 894-7200
Weather-Reps, Inc.
77 Rumford Avenue
Waltham, MA 02154

Mr. Richard Maglio (617) 762-4028
A. Bonfatti and Company
100 Access Road
Norwood, MA 02062

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(617) 842-8961

May 22, 1986

Mr. Alfred Minihane
Boston Harbor Investment Group Inc.
229 Harvard Street
Brookline, Massachusetts 02146

Re: Charlestown Navy Yard Project
Building No. 79

Dear Mr. Minihane:

R.W. Granger and Sons would be very pleased to be construction manager on the renovation of Building No. 79 at the Charlestown Navy Yard if Boston Harbor Investment Group is chosen as developer. Please find enclosed the background information you requested on our firm.

We have substantial experience in both renovation and residential construction. We are presently rehabilitating a mill building in Greenfield, Massachusetts into 103 units of elderly housing for State Street Development. In addition, we have just started the renovation of the Aurora Hotel in downtown Worcester for Greater Boston Community Development. Previously we converted North High School in Worcester into luxury condominiums. This building is on the National Historic Register. For more details on our renovation and residential experience, please see the enclosed project sheets.

About half of R.W. Granger and Sons' work is negotiated construction management work while the other half is obtained on a hard bid basis. We bring to our projects a coordinated system of management controls that are fully documented and provide thorough and timely communication with all members of the project team. R.W. Granger and Sons is a financially sound company with a yearly volume of approximately $70 million and can provide full bonding on all our projects.

Please contact me if we can be of assistance in any way. We look forward to the possibility of working with you.

Sincerely,

R.W. GRANGER & SONS, INC.

Robert W. Granger Jr.
President

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(617) 842-8961

GENERAL INFORMATION

Number of years in business:	10 years
Annual Sales Volume:	Approximately $70 million
Type of Work Performed:	General Contracting Construction Management Design Build
Bank:	Guaranty Bank and Trust Company Worcester, Massachusetts
Bonding Company:	United States Fidelity and Guaranty Baltimore, Maryland

R.W. Granger & Sons, Inc.
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Shrewsbury, MA 01545
(617) 842-8961

DIRECTORY OF KEY PERSONNEL

Principals

Robert W. Granger, Jr. - President

Robert W. Granger has been with the Company since its inception. Mr. Granger earned a B.S. degree in Civil Engineering from Cornell University and an M.B.A. degree from Boston College.

Stephen J. Granger - Vice President & General Manager

Stephen Granger has been with the Company since its inception as Vice President and General Manager. He is in charge of all field operations. Mr. Granger is a graduate of Boston University where he earned a B.S. degree in Business Administration.

Emil J. Boudreau - Vice President, Project Management

Emil Boudreau has over twenty years of experience in the construction industry. He brings years of experience in both design work and project management to the firm. Mr. Boudreau is Vice President in charge of project management.

R.W. Granger & Sons, Inc.
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Shrewsbury, MA 01545
(617) 842-8961

Project Managers

J.R. Nester

J.R. Nester is a Senior Project Manager with fifteen years of experience in Project Management. His special emphasis is in value engineering, coordination, and scheduling. Mr. Nester is a graduate of the University of Missouri where he received a degree in Civil Engineering & Construction Management.

Gary E. Pyle

Gary Pyle is a Senior Project Manager utilizing over fifteen years of project management, construction administration and architectural experience. Prior to joining the firm he was associated with Encorp, the international construction division of Armco, Inc. Mr. Pyle studied architecture at Drexel University in Philadelphia, Pennsylvania.

Scott N. Linn

Scott Linn comes to R.W. Granger & Sons as a Senior Project Manager. Prior to joining the firm, he worked for a mid-west General Contractor. A graduate from Iowa State University of Science & Technology with a B.S. degree in Construction Engineering, he is familiar with all aspects of construction.

Ralph H. Clark

Ralph Clark is a Senior Project Manager with over twenty years of construction experience. Mr. Clark previously worked for Blount International where he managed many major construction projects including the construction of several major projects in Saudi Arabia. Mr. Clark was graduated from the University of Vermont with a B.S. degree in Civil Engineering.

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(617) 842-8961

David J. Brand

David Brand is a Senior Project Manager with R.W. Granger & Sons. Prior to joining the firm, Mr. Brand was a captain in the Army Corps of Engineers where he managed the construction program at an Army Research Laboratory. He studied Structural Geology at Susquehanna University and received an M.B.A. degree from Boston University.

Robert A. Lefebvre

Robert Lefebvre is a Senior Project Manager who brings over ten years of project management to R.W. Granger & Sons. Formerly associated with Daniel O'Connell's Sons, Inc., Mr. Lefebvre has assumed the duties of project manager and construction manager on numerous projects. His specialties include coordination, value engineering and high tech construction.

James C. Wilson

James Wilson comes to R.W. Granger & Sons as a Project Manager. Prior to joining R.W. Granger & Sons, he worked in the structural department of a local architectural engineering office for over sixteen years. He has an associate degree in Civil Engineering from Worcester Junior College and has taken courses at Worcester Industrial Technical Institute.

Brian J. Gould

Brian Gould is an assistant project manager who brings a number of years of architectural experience to the Company from his past association with a local architectural firm. He has been involved in many aspects of our operation including estimating and expediting.

John M. Lesh

John Lesh joined R.W. Granger & Sons after his graduation from Iowa State University of Science and Technology where he earned a B.S. degree in Construction Engineering. He is presently an assistant project manager participating in all aspects of project management.

R.W. Granger & Sons, Inc.
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Shrewsbury, MA 01545
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Purchasing & Contract Administration

James A. Daly

James Daly has over thirty years of purchasing and accounting experience. Prior to joining R.W. Granger & Sons, he was Senior Purchasing Agent with Gilbane Building Company, Providence, Rhode Island, with particular emphasis on construction management projects.

Maribeth Prunier

Maribeth Prunier, as Assistant to Mr. Daly, is instrumental in all phases of purchasing and preparation of bid packages. She assists also in expediting all orders and follows each purchase through to insure prompt delivery of materials to job site.

Estimating

Weld S. Morse

Weld Morse is head of our estimating department. He has over eight years of experience in pricing and bidding both competitive bid work and construction management projects, and is experienced in value engineering. Mr. Morse is a graduate of Southeastern Massachusetts University with a B.S. degree in Construction Engineering.

David C. Adams

David Adams is experienced in all aspects of estimating including conceptual estimates and hard bids. Mr. Adams earned an associate degree in Construction Technology from Worcester Industrial Technical Institute.

Mark L. DiNapoli

Mark DiNapoli joined R.W. Granger & Sons after his graduation from Worcester Polytechnic Institute where he earned a B.S. degree in Civil Engineering. He has experience as both an estimator and a field engineer.

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Accounting

Eugene C. Seuss - Vice President of Finance

Gene Seuss was formerly a partner of the Worcester office of Main Hurdman, KMG Certified Public Accountants. He is a graduate of Clark University with a B.S.B.A. degree and is a member of the Speakers Bureau of the Massachusetts Society of Certified Public Accountants.

Daniel J. Kennedy CPA

Daniel Kennedy came to R.W. Granger & Sons from the firm of Main Hurdman where he was a CPA in their Bank Auditing Department. He graduated from the University of Massachusetts and has a B.S. degree in Accounting and is presently the Controller at R.W. Granger & Sons.

Marketing

Kathleen Cervi

Kathleen Cervi joined R.W. Granger & Sons with five years of marketing experience with an international interiors contracting firm. Ms. Cervi earned an M.B.A. from Boston University and a B.A. from the State University of New York.

Safety

David D. Calhoun

David Calhoun is safety officer for R.W. Granger & Sons. He is responsible for maintaining safety standards at the job sites. Mr. Calhoun is a graduate of Worcester Polytechnic Institute where he received a B.S. degree in Industrial Engineering. Prior to working for R.W. Granger & Sons, he was a loss control engineer for Fireman's Fund Insurance Company.

Project list:

RESIDENTIAL PROJECTS

Projects in Progress	*Construction Manager
* Spinnaker Island & Yacht Club Hull, Massachusetts Developer: Sandcastle Associates Architect: Grazado/Velleco Associates Scheduled Completion: September, 1986	103 Luxury Condominiums $14,000,000.
* Millhouse Housing for the Elderly Greenfield, Massachusetts Developer: State Street Development Corp. Architect: Boston Architectural Team Scheduled Completion: June, 1986	103 Units $5,800,000.
* White Cliffs Cedarville, Massachusetts Developer: LaBonte Diversified Development Architect: CSS Architects, Inc. Scheduled Completion: July, 1986	Club House for Luxury Condominiums $2,000,000.
* White Cliffs (Phase III) Cedarville, Massachusetts Developer: LaBonte Diversified Development Architect: CSS Architects, Inc. Scheduled Completion: August, 1986	89 Units - Condominiums $6,000,000.
* Quail Run Phase I Woburn, Massachusetts Architect/Developer: Unihab, Inc. Scheduled Start: April, 1986 Scheduled Completion: January, 1987	28 Units - Condominiums $3,400,000.
* Seaport Landing Phase II Lynn, Massachusetts Developer: Transcontinental Development Co. Architect: Vitols Associates Scheduled Completion: April, 1987	55 Luxury Condominiums and 35,000 S.F. Commercial Space $8,100,000.

Project list:

Aurora Hotel
Worcester, Massachusetts
Developer: Greater Boston Community Development
Architect: Bruner/Cott & Associates
Scheduled Completion: December, 1986

85 Units of Low Income Housing
$2,500,000.

Cheriton Grove Apartments
West Roxbury, Massachusetts
Sponsor: American Arabic Benevolent Association
Architect: Steffian Bradley Associates
Scheduled Completion: September, 1986

60 Units - Housing for the Elderly
$2,600,000.

Completed Projects

* Beacon Park Condominiums
Webster, Massachusetts
Developer: Weslake Corporation
Architect: CSS Architects, Inc.
Scheduled Completion: September, 1985

90 Lakefront Condominiums
$5,000,000.

* Seaport Landing Phase I
Lynn, Massachusetts
Developer: Transcontinental Development Co.
Architect: Vitols Associates
June, 1985

102 Luxury Condominiums
$6,200,000.

* Briarwood
Worcester, Massachusetts
Developer: Salem Community Corporation
Architect: JSA Architects/Planners, Inc.
August, 1985

60 Unit Retirement Community
$4,300,000.

* White Cliffs (Phase II)
Cedarville, Massachusetts
Developer: LaBonte Diversified Development
Architect: H.K. Fitzgerald & Associates
April, 1985

24 Luxury Condominiums
$3,600,000.

Project list:

New Horizons Worcester, Massachusetts Developer: Boston Investment & Development Co. Architect: Architectural Endevor, Inc. January, 1985	39 Units Handicapped Housing $1,800,000.
White Cliffs (Phase I) Cedarville, Massachusetts Developer: LaBonte Diversified Development Architect: H.K. Fitzgerald & Associates July, 1984	58 Luxury Condominiums $5,300,000.
Merrimac Valley Apartments Methuen, Massachusetts Owner: Merrimac Valley Housing Services, Inc. Architect: Gary Lowe October, 1983	70 Units Housing for the Elderly $2,400,000.
* Captain Hathaway House Saugus, Massachusetts Developer: State Street Development Corporation Architect: Boston Architectural Team June, 1983	100 Units Housing for the Elderly $4,500,000.
North High Gardens Worcester, Massachusetts Developer: Transcontinental Development Co. Architect: Vitols Associates April, 1983	56 Luxury Condominiums $4,300,000.
Angela Westover House Boston, Massachusetts Developer: Neighborhood Development Corporation of Jamaica Plain Architect: Jan Wampler Architects June, 1983	11 Units Congregate Living $600,000.
Colony Retirement Homes IV Worcester, Massachusetts Owner: Colony Retirement Homes IV, Inc. Architect: Franklyn Williams & Associates June, 1982	70 Units for the Elderly $2,500,000.

Project list:

North Attleboro Housing for the Elderly North Attleboro, Massachusetts Owner: North Attleboro Housing Authority Architect: Reinhardt Associates, Inc. May, 1979	74 Units for the Elderly $1,800,000.
Lowell Housing for the Elderly Lowell, Massachusetts Owner: Lowell Housing Authority Architect: Huygens and Tappe, Inc. March, 1982	85 Units Housing for the Elderly $2,200,000.
Colony Homes of Holden Holden, Massachusetts Owner: Colony Retirement Homes of Holden, Inc. Architect: Franklyn Williams & Associates January, 1981	80 Units Housing for the Elderly $2,600,000.
Curtis & Lakeside Apartments Worcester, Massachusetts Owner: Worcester Housing Authority June, 1982	Renovations to 568 Apartment Units $3,900,000.

Project list:

RENOVATION PROJECTS

Aurora Hotel Worcester, Massachusetts Architect: Bruner/Cott & Associates Scheduled Completion: December, 1986	Renovation of hotel to 85 units of low income housing $2,500,000
Massachusetts Microelectronics Center Westboro, Massachusetts Architect: Drummey, Rosane, Anderson, Inc. Scheduled completion: November, 1986	Renovation of 3 buildings for educational and research space $4,100,000
Fernald State School Templeton, Massachusetts Architect: CBT/Childs Bertman Tseckares & Casendino Inc. Completed: February, 1986	Addition of Program Building and Major Renovations $4,200,000
Millhouse Housing for the Elderly Greenfield, Massachusetts Architect: Boston Architectural Team Scheduled completion: June, 1986	Conversion of a mill building to 103 condominium units $5,800,000
Long Term Care Facility Revere, Massachusetts Architect: Jeter, Cook, & Jepson Scheduled completion: June, 1986	Conversion of Revere Memorial Hospital to 123 bed Long Term Care Facility $3,400,000
Holiday Inn Springfield, Massachusetts Architect: Group One, Inc. Scheduled completion: June, 1986	Major exterior and interior renovation of former Skyline Inn $3,000,000
77 Rumford Avenue Waltham, Massachusetts Architect: CSS Architects, Inc. Completed: March, 1985	Renovation of warehouse to commercial space $1,000,000

Project list:

North High Gardens Worcester, Massachusetts Architect: Vitols Associates Completed: April, 1983	Renovation of high school to condominium apartments $4,300,000
Cambridge Schools Cambridge, Massachusetts Architect: HMFH Architects, Inc. Completed: September, 1983	Complete renovation of 3 schools $7,400,000
Wrentham State School Dexter Building Foxboro, Massachusetts Architect: C.E. Maguire Completed: July, 1985	Renovations to Dexter Building $1,000,000
Walter E. Fernald State School Waltham, Massachusetts Architect: Childs Bertman Tseckares & Casendino Inc. Completed: March, 1983	Rehabilitation of 5 buildings $8,000,000
Marshall's Wharf Lynn, Massachusetts Architect: Architectural Endevor, Inc. Completed: November, 1981	Renovations of existing mill building to commercial space $2,800,000

Project list:

PROJECTS IN PROGRESS

*Construction Manager

* Massachusetts Biotechnology Research Park Worcester, Massachusetts Developer: Hines Industrial Phase One - 70,000 S.F. Medical Research/Office Scheduled Completion: October, 1986 Architect: Keyes Associates and Irwin A. Regent and Associates	$3,800,000.
* Spinnaker Island & Yacht Club Hull, Massachusetts 103 Luxury Condominiums Owner: Sandcastle Associates Scheduled Completion: September, 1986 Architect: Grazado/Velleco Associates	$14,000,000.
* Babson College Wellesley, Massachusetts Executive Education Center Scheduled Start: August, 1986 Scheduled Completion: September, 1987 Architects: Hillier/Arrowstreet	$8,500,000.
University of Massachusetts Parking Garage Worcester, Massachusetts 6 Levels, 1,400 Car Capacity Scheduled Completion: September, 1986 Architect: Payette Associates, Inc.	$8,500,000.
* Worcester Memorial Hospital Worcester, Massachusetts Renovation of West Wing Scheduled Completion: June, 1986 Architect: Medical Facilities Planning Associates	$800,000.

Project list:

Aurora Hotel — 2,500,000.
Worcester, Massachusetts
85 Units of Low Income Housing
Scheduled Completion: December, 1986
Architect: Bruner/Cott & Associates
Developer: Greater Boston Community Development

Massachusetts Microelectronics Center — $4,300,000.
Westboro, Massachusetts
Renovation of 3 Buildings
Scheduled Completion: July, 1986
Architect: Drummey, Rosane, Anderson, Inc.

Holiday Inn — $3,000,000.
Springfield, Massachusetts
Exterior and Interior Renovation
Owner: Inn America Corporation
Scheduled Completion: June, 1986
Architect: Group One, Inc.

* Seaport Landing Phase II — $8,100,000.
Lynn, Massachusetts
Owner: Transcontinental Development Co.
55 Luxury Condominium Units
With Underground Parking and
35,000 S.F. of Commercial Space
Scheduled Completion: April, 1987
Architect: Vitols Associates

Chatham Center — $4,000,000.
Newton, Massachusetts
Owner: Chatham Development Company
70,000 S.F. Office Space
Scheduled Completion: April, 1986
Architect: Fred Lenox Associates

* White Cliffs (Phase III) — $6,000,000.
Cedarville, Massachusetts
89 Units - Condominiums
Scheduled Completion: August, 1986
Architect: CSS Architects, Inc.

Project list:

* White Cliffs — $2,000,000.
Cedarville, Massachusetts
Club House for Golf Course and Luxury Condominiums
Scheduled Completion: July, 1986
Architect: CSS Architects, Inc.

North Elementary School — $13,400,000.
Lawrence, Massachusetts
Scheduled Completion: September, 1986
Architect: Earl R. Flansburgh & Associates

Post Office Square Parking Garage — $8,300,000.
Lowell, Massachusetts
6 Story, 1,250 Car Capacity
Scheduled Completion: August, 1986
Architect: Jung/Brannen Associates

* Millhouse Housing for the Elderly — $5,800,000.
Greenfield, Massachusetts
103 Units, Mill Renovation
Owner: State Street Development Company
Scheduled Completion: June, 1986
Architect: Boston Architectural Team

* Long Term Care Facility — $3,500,000.
Revere, Massachusetts
123 Bed Skilled Nursing Facility
Owner: AtlantiCare Corporation
Scheduled Completion: June, 1986
Architect: Jeter, Cook, & Jepson

Cheriton Grove Apartments — $2,600,000.
West Roxbury, Massachusetts
60 Units - Housing for the Elderly
Scheduled Completion: September, 1986
Architect: Steffian Bradley Associates

Toys R Us — $2,400,000.
Northborough, Massachusetts
105,000 S.F. Distribution Center
Scheduled Completion: November, 1986
Architect: Casco Corporation

Project list:

Worcester Memorial Hospital Parking Garage — $3,200,000.
Worcester, Massachusetts
470 Car Garage
Scheduled Completion: May, 1986
Architect: Medical Facilities Planning Associates

* Mack Trucks, Inc. — $2,700,000.
Boston, Massachusetts
Sales and Service Center
Scheduled Completion: August, 1986
Architect: Edward D. Cormier Architect, Inc.

* McKesson Drug Company — $1,000,000.
Rocky Hill, Connecticut
35,000 S.F. Warehouse Addition
Scheduled Completion: August, 1986
Architect: W.B. Clausen

* Quail Run Phase I — $3,400,000.
Woburn, Massachusetts
28 Units - Condominiums
Scheduled Completion: January, 1987
Architect/Developer: Unihab, Inc.

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(617) 842-8961

REFERENCES

Mr. Irwin Nebelkopf
Transcontinental Development Corp.
Seaport Landing
154 Lynnway
Lynn, Massachusetts 01902
(617) 592-8240

Projects: R.W. Granger has been Construction Manager on two phases of Seaport Landing in Lynn, Massachusetts. Total of 157 condominiums and 35,000 square feet of retail space. Total construction cost - $14,300,000. Renovation of North High in downtown Worcester into 56 luxury condominiums. Construction cost - $4,300,000.

Mr. James Griffin
White Cliffs
P.O. Box 1098
Plymouth, Massachusetts 02360
(617) 888-7800

Project: R.W. Granger is Construction Manager for a 400 unit condominium complex being built in several phases. Total construction cost estimated at $50 million.

Mr. Peter Muckenbeck
Greater Boston Community Development
79 Milk Street
Boston, Massachusetts 02109
(617) 482-6553

Projects: R.W. Granger is Construction Manager for the renovation of the Aurora Hotel in downtown Worcester into 85 units of low income housing. Construction cost - $2,500,000. In progress is Cheriton Grove, a 60 unit elderly housing project in West Roxbury. Construction cost - $2,600,000. Also, R.W. Granger was general contractor for Merrimac Valley Apartments, 70 units of elderly housing in Methuen. Construction cost - $2,400,000.

R.W. Granger & Sons, Inc.
415 Boston Turnpike, P.O. Box 5265
Shrewsbury, MA 01545
(617) 842-8961

Mr. Robert Shafner
President
AtlantiCare Corporation
490 Lynnfield Street
Lynn, Massachusetts 01904
(617) 596-2500

Project: Conversion of Revere Memorial Hospital into a skilled nursing facility to serve 123 patients. Built on a construction management basis. Construction cost - $3,250,000.

Mr. Arthur L. Duggan
President
Inn America Corporation
25 Braintree Hill Park
Braintree, Massachusetts 02184
(617) 848-9266

Projects: Sheraton Sturbridge, a 100-room addition plus conference center and exhibition hall. Construction cost - $3,300,000. In process of renovating the former Skyline Inn in Springfield into a Holiday Inn involving major exterior and interior renovation. Estimated construction cost - $3,000,000.

IV. PRO FORMA STATEMENTS

DEVELOPMENT PRO FORMA FOR CONDOMINIUMS
(Estimates in 1985 Dollars)

Number of Residential Units: 15

Mix of Units

Unit Type	#	Net Square Footage/Unit
(A) 1 BR	6	880
(B) 2 BR	9	1050

Number of Parking Spaces: 22*

Total Gross Square Footage		14,640 (existing)
Residential GSF	19,048	19,048 (proposed)
Parking GSF	-0-	

Construction Costs		
Rehabilitation ($_____/GSF)	$951,600.00	
New Construction ($_____/GSF)	374,000.00	
Parking ($N/A /space)	0	
Site Improvements ($_____/Land SF)	10,000.00	
Other Builder's Risk & Liability Insurance	38,000.00	
Total		$1,373,600.00
Related Costs	$	
Architect/Engineering	50,000.00	
Marketing (1.5 % of Gross Sales)	33,000.00	
Developer Fees	100,000.00	
Miscellaneous Fees	40,000.00	
(Legal, Acctg. Ins., Title)	100,000.00	
Construction Loan Interest		
(6 mos. @11 % with ___ % drawdown on $_____)		
Financing Fees	26,000.00	
BRA Base Rent	15,000.00	
(Construction period of ___ mos.)		
Condominium Carrying Cost		
(Sale Period)		
Other Related Costs	5,000	
(please specify) Historical Consultation		
Linkage Fee		
Charlestown Neighborhood Contribution	13,000.00	
Total		$382,000.00
Contingency (5 % of $1,325,600)		$66,280.00
Total Development Cost		$1,821,880.00

* Off site parking to be determined.

SALES PRO FORMA FOR CONDOMINIUMS
(Estimates in 1987 Dollars)
(Use 6% inflation factor from 1984)

I. Condominium Units

Gross Sales Proceeds		$ 2,219,100
Gross Condominium Sales/NSF	$150.00	
Less Total Condominium Units Development Cost		(1,821,880)
Total Condominium Units Cost/NSF	$95.00	
Net Profit (Before Taxes)		$397,220
Return on Gross Sales Proceeds (Net Profit/Gross Sales Proceeds)		18 %

II. Condominium Parking Spaces

Gross Sales Proceeds		$ N/A
Gross Parking Sales/Space		
Less Total Condominium Parking Development Cost		( )
Total Parking Cost/Space		
Net Profit (Before Taxes)		$
Return on Gross Sales Proceeds (Net Profit/Gross Sales Proceeds)		%

III. Total Sales

Total Condominium Gross Sales Proceeds	$ 2,219,100
Less Total Condominium Development Costs	(1,821,880)
Net Profit (Before Taxes)	$ 397,220
Total Return on Gross Condo Sales Proceeds (Net Profit/Total Gross Sales Proceeds)	18 %
Return on Equity	%
Equity Participation (Amount and % of Total Condominium Cost) $ (%)	

Note to Sales Pro Forma

If the developer anticipates a phased sales period, then this Pro Forma should estimate the increased sales prices with additional indexing for inflation.

COST OF OWNERSHIP PRO FORMA FOR CONDOMINIUM UNITS

(Estimates in Dollars)
(Use 6% inflation factor from 1984)

Average Unit Size (NSF) 1000

Average Unit Price $ 150,000.00

Downpayment $ 22,500.00 (15 %)

Annual Common Area Charges ($15,60/NSF) $ 1560.00

Annual Real Estate Taxes ($2.06/NSF) $ 2060.00

Annual Mortgage Payment
(10 % on $127,500.00
for ___ years) $ 17,000.00

Annual Service Charges (membership fees, special services, etc. (please specify) $ N/A

Total Annual Cost of Ownership
(Before-tax) $19,930.00

Total Monthly Cost of Ownership
(Before-tax) $ 1660.83

V. LETTER OF INTEREST FROM LENDING INSTITUTION

Mutual Bank

May 23, 1986

Alfred A. Minahan
Vice President/Treasurer
Boston Harbor Investment Group, Inc.
160 Neponset Avenue
Dorchester, MA 02122

Dear Mr. Minahan:

Please accept this letter as an indication of interest that Mutual Bank fsb has in financing the project contemplated for development by the Boston Harbor Investment Group. We understand that you intend to develop Building #79 in the Charlestown Navy Yard into 15 residential condominium units of which 6 will be apartment-style units, approximately 900 square feet, on the first floor of the building and there will be nine townhouse-style units on the second floor of the building consisting of approximately 1100 square feet. Based on the initial information which you have provided to us, it appears as though you would have a distinct competitive advantage in marketing your units at the price that has been suggested.

We understand that Paul Connelly of CSS Architects will be the architect for the project and that R.W. Granger & Sons, Inc. will be the general contractor. Both CSS Architects and R.W. Granger & Sons, Inc. have been involved in a project which Mutual Bank has financed. Our experience with both of those companies has been very positive.

In giving you our indication of interest in your project, you understand that any commitment would be subject to our underwriting standards and the ultimate approval of our Executive Committee. We share your enthusiasm in the development of the proposed project and look forward to working with you.

Very truly yours,

Oscar A. Wasserman
Senior Vice President

OAW/mb

VI. REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

PLEASE NOTE: THERE IS NO PAGE 4.

PART I

HUD-6004 (9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE[1]

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Boston Harbor Investment Group, Inc.

   b. Address and ZIP Code of Redeveloper: 160 Neponset Avenue, Dorchester, MA. 02122

   c. IRS Number of Redeveloper: 044-42-6713 Wynne
   032-42-9766 Minahan

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respec the purchase or lease of land from

   Boston Redevelopment Authority
   (Name of Local Public Agency)

   in Historic Monument Transfer Area
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Boston, State of Massachusetts, is described as follows[2]

   Building #79

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the st indicated below and is organized or operating under the laws of Massachusetts

   ☒ A corporation.

   ☐ A nonprofit or charitable institution or corporation.

   ☐ A partnership known as

   ☐ A business association or a joint venture known as

   ☐ A Federal, State, or local government or instrumentality thereof.

   ☐ Other *(explain)*

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organiz May, 1986

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal mem shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth a follows

---

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is re to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A desc tion by metes and bounds or other technical description is acceptable, but not required.

a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning mo than 10% of any class of stock[1]

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute th board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each pers having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(If any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST	
Mr. Donald Wynne 160 Neponset Avenue Dorchester, MA 02122	President	50%
Mr. Alfred A. Minahan 9 Western Avenue Wakefield, MA 01880	Vice-President	50%

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5,* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of th stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of any residential redevelopment	$ 1,821,880.00
b. Cost per dwelling unit of any residential redevelopment	$ 121,450.00
c. Total cost of any residential rehabilitation	$ 951,600.00
d. Cost per dwelling unit of any residential rehabilitation	$ 63,440.00

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL $	ESTIMATED AVERAGE SALE PRICE $
6 Units Approximately 900 sq. ft.		135,000.00
9 Units Approximately 1100 sq. ft.		165,000.00

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: Refrigerators, washing machines and air conditioners will be included.

CERTIFICATION

I (We)[1] Donald Wynne Alfred Minahan

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.[2]

Dated: May 22, 1986	Dated: May 22, 1986
Signature	Signature
President Title	Vice-President Title
160 Neponset Ave. Dorchester, MA 02122 Address and ZIP Code	9 Western Ave., Wakefield, MA 0188 Address and ZIP Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004 (9-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Boston Harbor Investment Group, Inc.

   b. Address and ZIP Code of Redeveloper: 160 Neponset Avenue, Dorchester MA 02122

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

   Boston Redevelopment Authority
   (Name of Local Public Agency)

   in Historic Monument Transfer Area
   (Name of Urban Renewal or Redevelopment Project Area)

   in the City of Boston, State of Massachsetts, is described as follows:

   Building #79

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
   If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.
   (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, *including contingent liabilities*, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

   b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

   Redeveloper plans to finance this project through Mutual Bank.

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK	AMOUNT $
N/A	

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE	AMOUNT $
N/A	

c. By sale of readily salable assets:

DESCRIPTION	MARKET VALUE $	MORTGAGES OR LIENS $
N/A		

7. Names and addresses of bank references:

Mutual Bank, Franklin Street,
Boston, MA

8. a. Has the Redeveloper or *(if any)* the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisor capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

Mr. Edward Callan
Edward Callan Interests
299 Edgewater Dr.
Wakefield, MA 01880

Partner, Project Coordinator, Edgewater Office Park

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

N/A

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO
If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: $_____.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT $	DATE TO BE COMPLETED

a. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY	AMOUNT $	DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility *(other than the financial statement referred to in Item 4a)* are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)[1] Donald Wynne Alfred Minahan

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.[2]

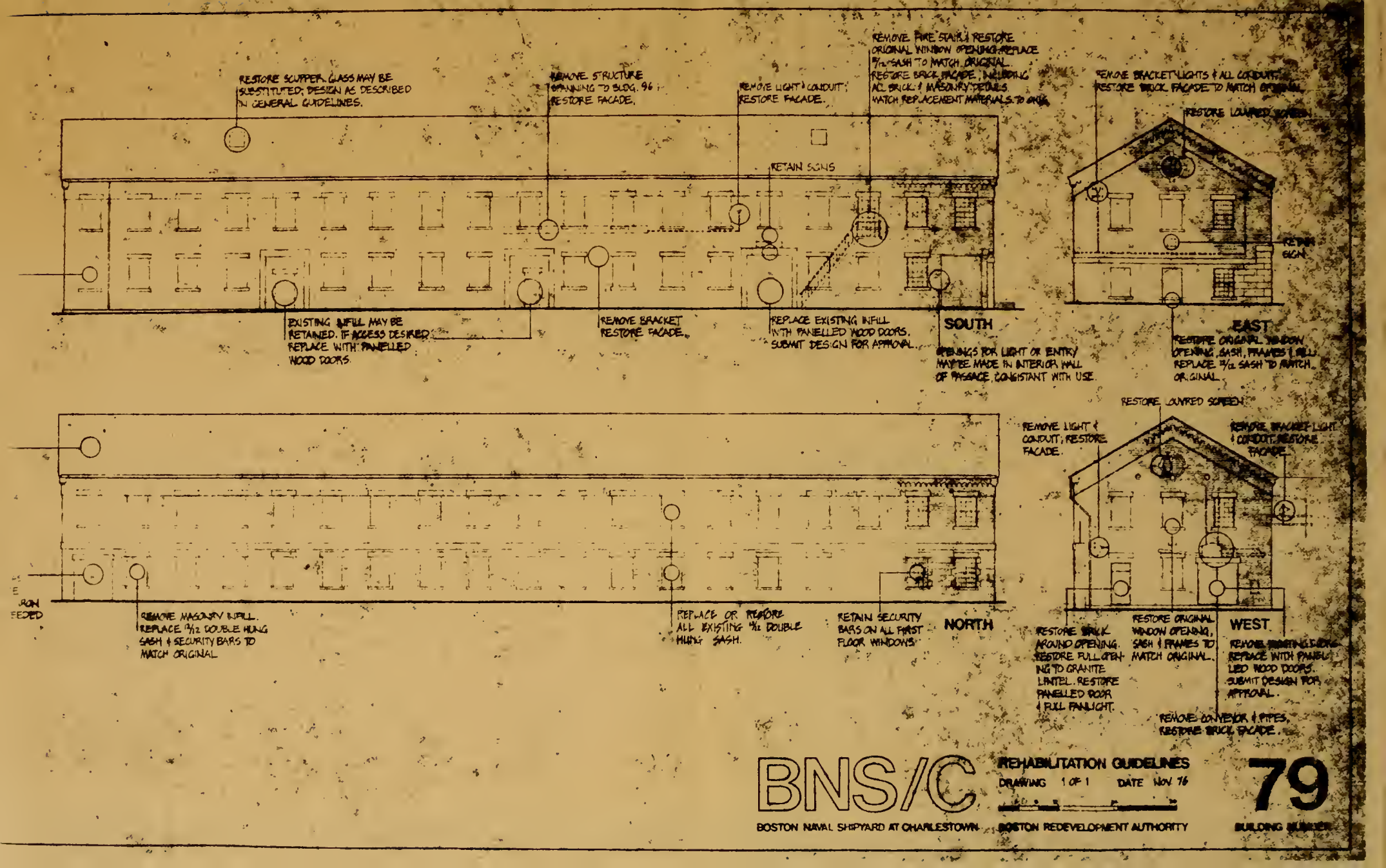
Dated: May 22, 1986	Dated: May 22, 1986
Signature	Signature
President	Vice-President
Title	Title
160 Neponset Ave. Dorchester, MA 02122	9 Western Ave. Wakefield, MA 018
Address and ZIP Code	Address and ZIP Code

[1] If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry is a matter within the jurisdiction of any Department

• U.S. GOVERNMENT PRINTING OFFICE 1970

VII. DESIGN CONCEPT


RESTORE SCUPPER. GLASS MAY BE SUBSTITUTED; DESIGN AS DESCRIBED IN GENERAL GUIDELINES.
REMOVE STRUCTURE CONNECTING TO BLDG. 96; RESTORE FACADE.
REMOVE LIGHT & CONDUIT; RESTORE FACADE.
REMOVE FIRE STAIR & RESTORE ORIGINAL WINDOW OPENINGS. REPLACE 9/16" SASH TO MATCH ORIGINAL. RESTORE BRICK FACADE, INCLUDING AC. BRICK & MASONRY DETAILS. MATCH REPLACEMENT MATERIALS TO ORIG.
RETAIN SIGNS
EXISTING INFILL MAY BE RETAINED. IF ACCESS DESIRED, REPLACE WITH PANELLED WOOD DOORS.
REMOVE BRACKET. RESTORE FACADE.
REPLACE EXISTING INFILL WITH PANELLED WOOD DOORS. SUBMIT DESIGN FOR APPROVAL.
SOUTH
OPENINGS FOR LIGHT OR ENTRY MAY BE MADE IN INTERIOR WALL OF PASSAGE, CONSISTANT WITH USE.
REMOVE BRACKET LIGHTS & ALL CONDUIT. RESTORE BRICK FACADE TO MATCH ORIGINAL.
RESTORE LOUVRED SCREEN
REMOVE SIGN
EAST
RESTORE ORIGINAL WINDOW OPENING, SASH, FRAMES & SILL. REPLACE 9/16 SASH TO MATCH ORIGINAL.
REMOVE MASONRY INFILL. REPLACE 9/16 DOUBLE HUNG SASH & SECURITY BARS TO MATCH ORIGINAL
REPLACE OR RESTORE ALL EXISTING 9/16 DOUBLE HUNG SASH.
RETAIN SECURITY BARS ON ALL FIRST FLOOR WINDOWS.
NORTH
RESTORE LOUVRED SCREEN
REMOVE LIGHT & CONDUIT; RESTORE FACADE.
REMOVE BRACKET LIGHT & CONDUIT. RESTORE FACADE
RESTORE BRICK AROUND OPENING. RESTORE FULL OPENING TO GRANITE LINTEL. RESTORE PANELLED DOOR & FULL FANLIGHT.
RESTORE ORIGINAL WINDOW OPENING, SASH & FRAMES TO MATCH ORIGINAL.
WEST
REMOVE EXISTING DOORS. REPLACE WITH PANELLED WOOD DOORS. SUBMIT DESIGN FOR APPROVAL.
REMOVE CONVEYOR & PIPES. RESTORE BRICK FACADE.
BNS/C
BOSTON NAVAL SHIPYARD AT CHARLESTOWN
REHABILITATION GUIDELINES
DRAWING 1 OF 1 DATE NOV 76
BOSTON REDEVELOPMENT AUTHORITY
79
BUILDING NUMBER

Property of
BOSTON REDEVELOPMENT AUTHORITY
Library

Property of
BOSTON REDEVELOPMENT AUTHORITY
Library

BOSTON PUBLIC LIBRARY
3 9999 06550 914 1

GOVDOC
BRA
452
PORT
part

THIRD FLOOR

9 TOWNHOUSE UNITS
1 AND/OR 2 BEDROOMS EACH

SECOND FLOOR

6 UNITS
2 BEDROOM EACH

FIRST FLOOR

BLDG 96

BOSTON
PUBLIC
LIBRARY

BUILDING 79
BOSTON NAVY YARD

BOSTON HARBOR
INVESTMENT GROUP
INC.

Revisions

CSS ARCHITECTS INCORPORATED
CSS
343 Salem Street
P O Box 1460
Wakefield, MA 01880
Telephone (617) 246-3330

Title
FLOOR PLANS

Scale 1/8" = 1'-0" Sheet
Date 5/21/85
Drawn
Checked